

VERSION 2

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

PHA Plans

5 Year Plan for Fiscal Years 2005- 2009
Annual Plan for Fiscal Year 2007-2008

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

**PHA Plan
Agency Identification**

PHA Name: SAN FRANCISCO HOUSING AUTHORITY

PHA Number: CA 001

PHA Fiscal Year Beginning: (10/2007)

Public Access to Information

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

- Main administrative office of the PHA --- 440 Turk Street, Reception Desk
- PHA development management offices
 - District Offices:
 - District 1 --- 90 Kiska Road
 - District 2 --- 2501 Sutter Street
 - District 3 --- 1010 Webster Street
- PHA local offices
- Section 8 Office --- 1815 Egbert Avenue

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
 - District Offices:
 - District 1 --- 90 Kiska Road
 - District 2 --- 2501 Sutter Street
 - District 3 --- 1010 Webster Street
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below) Section 8 Administrative Office --- 1815 Egbert Avenue

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

Main business office of the PHA --- 440 Turk Street

PHA development management offices

District Offices:

District 1 --- 90 Kiska Road

District 2 --- 2501 Sutter Street

District 3 --- 1010 Webster Street

Other (list below) Section 8 Administrative Office --- 1815 Egbert Avenue

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
 [24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (Select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is to continue to provide affordable housing for nearly 12,000 public housing residents and approximately 21,000 Section 8 participants. A primary goal of the Authority is to continue to provide housing for these low-income households while improving housing and economic opportunities for residents and maintaining high standards of property management, fiscal management and service delivery. Coordination with City efforts and collaborations with other public and private entities will continue to be emphasized.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing.
 Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
 Locate infill affordable and market rate housing, where density permits, at family and elderly/disabled public housing units.
 Use Section 8 Project-Based Voucher Program assistance in conjunction with revitalization of public housing housing sites.

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
Partner with housing developers, non-profit community and
supportive service organizations and City agencies to rebuild public
housing sites and provide services to residents.

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)
 - (1) Voucher Homeownership in conjunction with comprehensive
revitalization, infill housing, partnerships with community-based
organizations, City agencies, Family Self-Sufficiency (FSS) and other
homeownership programs.
 - (2) Use Section 8 Project-Based Voucher Program assistance in
conjunction with public housing revitalization efforts to increase supply of
housing units.
 - (3) Utilize to the fullest extent possible the Section 8 Project-Based
Voucher Program

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income
public housing households into lower income developments:

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
 - (1) De-concentrate poverty at lower density developments by replacing the public housing and adding housing for households with a range of incomes, adding other ancillary non-residential uses and creating mixed-income, mixed-use communities.
 - (2) Develop better one-on-one relationships with communities surrounding public and senior housing sites.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
 - (1) Identify and implement programs with community-based partners that can promote family self-sufficiency, including first time homeownership opportunities for low-income families.
 - (2) Apply for as many SuperNOFA grants as applicable, including the ROSS grant funds.
 - (3) In addition to Section 3 goals, the SFHA has a policy that at least 25% of total workforce hours, funded through contracts with outside sources awarded through a bid process, will be made available to residents of public housing.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)
The SFHA has the Office of Fair Housing to respond to residents and applicants relating to possible discrimination-based incidents and the implementation of procedures for addressing allegations of incidents with a perceived or actual discriminatory dimension. The SFHA also investigates allegations of discrimination based on sexual orientation.

Finally, the SFHA has developed a Limited English Proficiency Plan that will guide it in providing language services to clients whose native language is not English. See Attachment XI, the Limited English Proficiency Plan.

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2007
 [24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Executive Summary

Established in 1938, the San Francisco Housing Authority (Authority) is located in the City and County of San Francisco. The Authority manages 6,156 units of public housing stock in 50 developments scattered throughout the city. It is one of the largest public housing agencies in the nation, serving 5,583 public housing and 20,868 Section 8 eligible low- and very-low income residents. The Authority houses very low-income families, and without its assistance, many of San Francisco's residents, who come from many different ethnic backgrounds and who create the city's unique flavor, would be forced to live elsewhere. As a priority, the Authority is seeking ways to address the growing needs of working families in addressing housing options and home ownership opportunities.

Given the age and condition of its current housing stock, the Authority could lose as much as three percent (3%) of its viable housing units each year. The 2007 Comprehensive Physical Needs Assessment identified \$267.3 million of immediate capital needs at all of its developments. A large part of the problem is the extraordinary cost of maintaining these units as safe and livable; given current operating and capital budget restrictions, gang and crime rates in the community, and strict federal regulations regarding fiscal responsibilities, drastic measures must be taken and alternatives must be found to address these conditions in order to maintain safe and affordable housing for low-income residents of the city.

The Authority has six major goals it is seeking to accomplish in the short- and long-term future. First, it is committed to the preservation, rehabilitation and reconstruction of its existing public housing stock. The Authority will continue to seek funding sources, in addition to those provided through formula grants provided by the U.S. Department of Housing and Urban Development, to address the physical needs of the various family and senior/disabled housing developments.

Secondly, the Authority is committed to addressing the growing need for low-income housing in the San Francisco area by developing ways to increase the public housing stock through creative partnerships with local developers and investors for the benefit of all low and moderate-income San Francisco residents.

Thirdly, the Authority is working towards developing a comprehensive plan to address home ownership needs for low-income residents in the San Francisco area. We will continue to explore other resources to make low-income home ownership a reality for the population it serves.

Fourth, the Authority is dedicated to providing a safe and secure environment for residents in public housing developments. It is our belief that no one, especially those in subsidized housing, should be in peril, physical or emotional. Therefore, the Authority has established working relationships, solidified in numerous Memoranda of Understanding, with contract security companies, local social service agencies, and city agencies, in order to increase the safety and security of all residents in public housing. It will continue to work with local agencies to improve communications and enhance relationships to the betterment of the mutual clients we serve.

Fifth, the Authority is committed to finding new and better ways to encourage and support resident businesses, increased job opportunities, access to quality health care and dependent care, enhanced transportation options, and other social service needs. Through partnerships with local social service and city agencies, the Authority will increase the opportunity for public housing residents to improve their quality of life, in or out of subsidized housing.

Finally, the Authority continues to implement the Community Service and Self-Sufficiency Requirement, section 512 of the Quality Housing and Work Responsibility Act of 1998, as specified (NOTICE PIH 2003-17 HA) by the U.S. Department of Housing and Urban Development.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions and Occupancy Policy (ACOP) for De-concentration
- FY 2006-2007 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Section 8 Administration Plans and Attachments

Optional Attachments:

- Attachment II - PHA Management Organizational Chart

- Attachment V - FY 2007 Capital Fund Program 5-Year Action Plan and Performance and Evaluation Reports for Years 2003, 2004, 2005 and 2006 Capital Fund Program
- Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment VI - Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - (1) Attachment I – Flat Rent Analysis
 - (2) Attachment II --- Organizational Chart
 - (3) Attachment III – Preventive Maintenance Schedule
 - (4) Attachment IV – Resident Assessment Subsystem Follow-up Activities Plan
 - (5) Attachment V --- Capital Fund Program Information
 - (6) Attachment VI --- Resident Advisory Board Information
 - (7) Attachment VII – PHA Governing Board ---Resident Participation
 - (8) Attachment VIII --- Deconcentration Analysis
 - (9) Attachments IX & X --- Community Service Documents
 - (10) Attachment XI --- Limited English Proficiency Plan
 - (11) Attachment XII --- Statement of Progress in Meeting 5-Year Plan

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<i>Template & supporting Documents on display at five locations: Administrative Office at 440 Turk Street, Section 8 Office at 1815 Egbert Avenue, PH District Office at 90 Kiska Road, PH District Office at 1010 Webster Street, and PH District Office at 2501 Sutter Street</i>	
√	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
√	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
√	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
√	Consolidated Plan for the jurisdiction/s in which the PHA is	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<i>Template & supporting Documents on display at five locations: Administrative Office at 440 Turk Street, Section 8 Office at 1815 Egbert Avenue, PH District Office at 90 Kiska Road, PH District Office at 1010 Webster Street, and PH District Office at 2501 Sutter Street</i>	
	located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Housing Needs
N/A	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
√	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: PHA Plan Template, Attachment VIII -- Deconcentration Analysis
√	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
√	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
√	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
√	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
√	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
√	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<i>Template & supporting Documents on display at five locations: Administrative Office at 440 Turk Street, Section 8 Office at 1815 Egbert Avenue, PH District Office at 90 Kiska Road, PH District Office at 1010 Webster Street, and PH District Office at 2501 Sutter Street</i>	
√	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	
√	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
√	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
√	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	
√	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
√	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
√	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
√	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	
√	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	66,768	5	5	5	5	5	5
Income >30% but <=50% of AMI	46,178	5	5	5	5	5	5
Income >50% but <80% of AMI	65,323	5	5	5	5	5	5
Elderly	76,156	5	5	5	5	5	5
Families with Disabilities	78,464	5	5	5	5	5	5
Race/Ethnicity <i>Which One?</i> Asian	93,630	5	5	5	5	5	5
Race/Ethnicity <i>Which One?</i> African American	34,617	5	5	5	5	5	5
Race/Ethnicity <i>Which One?</i> Caucasian	153,632	5	5	5	5	5	5

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset and 2000 U.S. Census Data
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	29,090		600
Extremely low income <=30% AMI	28,536	98.10%	
Very low income (>30% but <=50% AMI)	506	1.74%	
Low income (>50% but <80% AMI)	47	0.16%	
Families with children	5,328	18.3%	
Elderly families	10,381	35.7%	
Families with Disabilities	3,051	10.5%	
Other	10,330	35.5%	
Race/Caucasian	5,400	18.27%	
Race/African Amer.	8,127	27.48%	
Race/Asian/Pacific Islander	10,964	38.13%	
Race/Native Amer.	277	0.91%	
Race/Hispanic	3,421	11.96%	
Hawaiian	260	0.82%	
Not Declared	641	2.42%	
Total # of People	29,090		
Characteristics by Bedroom Size	PH	PH %	PH (Average)
0 BR	16,340	56.2%	36

Housing Needs of Families on the Waiting List			
1 BR	9,604	33.0%	37
2 BR	2,898	10.00%	145
3 BR	209	0.00%	61
4 BR	16	0.0%	12
5 BR	23	0.0%	4
5+ BR	0	0.0%	-
None Listed	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	24,073		
Extremely low income <=30% AMI	21,724	90.2%	
Very low income (>30% but <=50% AMI)	2,224	9.2%	
Low income (>50% but <80% AMI)	125	0.5%	
Families with children	7,066	35.3%	
Elderly families	7,004	35.3%	
Families with Disabilities	5,749	29.3%	
Race/Caucasian	10,722	20.97%	
Race/African Amer.	14,404	28.29%	
Race/Native Amer.	2,347	4.65%	

Housing Needs of Families on the Waiting List			
Race/Asian	23,183	44.62%	
Hawaiian	691	1.34%	
Not Declared	67	0.13%	

Characteristics by BR Size (public housing only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 69 months or since Sept. 21, 2001 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes PBV in place applicants will be added to the wait list and given an absolute preference to be assisted in their building. Also, 1915 C Waiver eligible applicants.			

C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources

- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
 - (1) Use Section 8 Project –Based Voucher Program in conjunction with HOPE VI revitalization efforts to increase supply of housing units.
 - (2) In partnership with public/private entities, provide infill-housing opportunities utilizing available and underutilized SFHA land.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional Section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
 - (1) Use Section 8 Project –Based Voucher Program in conjunction with revitalization efforts to increase supply of housing units.
 - (2) Utilize to the fullest extent possible the Section 8 Project-Based Voucher Program.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

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

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below) To continue finding opportunities for building new public and affordable housing to meet the 55,163 families on the public housing and Section 8 waiting lists.

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	\$31,266,913	
b) Public Housing Capital Fund	\$13,000,000	
c) Annual Contributions for Section 8 Tenant Based Assistance	\$116,338,573	
d) Resident Opportunity and Self-Sufficiency Grants	\$0	
e) CDBG, MOCD & MOH	\$26,000	
f) HOME	\$0	
Other Federal Grants (list below)		
CFP-Replacement Housing Factor	\$250,000	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2005 CFP (As of 3/31/07)	\$3,914,219	Modernization Activity
2006 CFP (As of 3/31/07)	\$7,105,631	Modernization Activity
2006 CFP-RHF (as of 3/31/07)	\$230,070	Modernization Activity
3. Public Housing Dwelling Rental Income		
FY 2008 Estimated Annual Rent Roll	\$ 16,919,544	Public Housing Management & Maintenance Operations
4. Other income (list below)		
Mod Rehab	\$8,530,327	Section 8 Tenant Based Assistance
New Construction	\$6,542,790	Section 8 Tenant Based Assistance
Substantial Rehab	\$3,116,479	Section 8 Tenant Based Assistance
Pension Fund	\$1,091,935	Section 8 Tenant Based Assistance
Shelter Plus Care (Contract w/ DHS)	\$4,311,398	Section 8 Tenant Based Assistance
HOPWA	\$3,243,355	Section 8 Tenant Based Assistance
5. Non-federal sources (list below)	N/A	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total Resources	\$215,887,234	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) At time of interview

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below) SFHA Website and Community Based Agencies

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

Not Applicable

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

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

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 Over housed
 Under housed
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)
Potential revitalization relocatees

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition and Victims of reprisals or hate crimes)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in the jurisdiction (homeless families automatically receive the preference)
 Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Homeless with Department of Human Services
 - Participants of welfare-to-work type programs

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 2 Substandard housing
- 2 Homelessness
- 2 Homeless with Department of Human Services Supportive Services
- 2 High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 2 Veterans and veterans’ families
- 2 Residents who live and/or work in the jurisdiction (homeless families automatically receive this preference)
- 2 Those enrolled currently in educational, training, or upward mobility programs
- 2 Households that contribute to meeting income goals (broad range of incomes)
- 2 Households that contribute to meeting income requirements (targeting)
- 2 Those previously enrolled in educational, training, or upward mobility programs
- 2 Victims of reprisals or hate crimes
- 2 Participants of welfare-to-work type programs
- 2 Other preference(s)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
 The PHA's Admissions and (Continued) Occupancy policy
 PHA briefing seminars or written materials
 Other source (list) SFHA Website

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
 Any time family composition changes
 At family request for revision
 Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing? **See Attachment VIII --- Deconcentration Analysis**

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other: (describe below)
Lease violation issues, along with housekeeping habits, as reflected in the participant's file. Note: this information is shared only when requested by landlord.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)
Section 8 Administrative Offices at 1815 Egbert Avenue
However, the Section 8 Wait List is currently closed.

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

The SFHA may, at its discretion, grant an additional 90-day extension up to a cumulative maximum of 180 days.

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**).
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s): (list below)
- Participants of welfare-to-work type programs
- PBV Final Rule in-place PBV applicants

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your

second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
- 1 Substandard housing
- 1 Homelessness
- 1 High rent burden

Other preferences: (select all that apply)

- Working families and those unable to work because of age or disability
- 2 Veterans and veterans’ families
- 2 Residents who live and/or work in your jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- 3 Households that contribute to meeting income goals (broad range of incomes)
- 3 Households that contribute to meeting income requirements (targeting)
- 1 Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
- 1 Welfare-to-work type program Participants
- 1 Final Rule In-place PBV applicants

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
Family Handbooks

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

- Through published notices
- Other (list below)
Targeted notices to community supportive services organizations

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the highest of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0

- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

A hardship exists in the following circumstances:

- a. When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State or local assistance program;
 - b. When the family would be evicted as a result of the imposition of the minimum rent requirement;
 - c. When the income of the family has decreased because of changed circumstances, including loss of employment;
 - d. When the family has an increase in expenses because of changed circumstance, for medical costs, childcare, transportation, education, or similar items;
 - e. When a death has occurred in the family.
- c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: Flat Rents are a tenants option. See Attachment I – Flat Rent Analysis.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never

- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
At any time there is a decrease in income.

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
Rent reasonableness study of comparable housing, conducted by an independent contractor, in addition to the Section 8 study

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or sub market
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or sub market
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)
Will be reviewed less than annually, if market conditions indicate changes in market rents.

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other: (list below) Market rent in community, FMR comparison to market rent

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

A hardship exists in the following circumstances:

- a. When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State or local assistance program;
- b. When the family would be evicted as a result of the imposition of the minimum rent requirement;

- c. When the income of the family has decreased because of changed circumstances, including loss of employment;
- d. When the family has an increase in expenses because of changed circumstance, for medical costs, childcare, transportation, education, or similar items;
- e. When a death has occurred in the family.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached. See Attachment II – Organizational Chart.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	6372	600
Section 8 Vouchers	7409	300
Section 8 Certificates	0	
Section 8 Mod Rehab	1161	
Special Purpose Section 8 Certificates/Vouchers (list individually)		
• Homeless/Robert Wood Johnson	130	
• Aftercare Program	195	
• Earthquake Victims	291	
• Geneva Towers Relocation	321	

• Mainstream Program	75	
• 1915 (C) Program	54	
• Veterans Affairs Supportive Housing (VASH)	54	
• HOPE VI Relocation/Replacement	31	
• Conventional Public Housing Priority Transfers	412	
• Preservation Vouchers	28	
Public Housing Drug Elimination Program (PHDEP)	N/A	

Other Federal Programs(list individually)		
New Construction	477	
Substantial Rehab	230	
AFL-CIO Pension Fund	102	
HOPWA	280	
Shelter Plus Care	400	

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

The San Francisco Housing Authority Preventive Maintenance Program Plan can be found in Attachment III - Preventive Maintenance Schedule. Also Attachment IV, Resident Assessment Subsystem (RASS) includes the follow-up activities. The Section 8 Administrative Plan for the Section 8 Voucher Program is attached.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)
San Francisco Housing Authority
Section 8 Housing Department
1815 Egbert Avenue
San Francisco, CA 94124

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability

of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (Attachment V)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (Attachment V)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b-1) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: **Hayes Valley North and South**

2. Development (project) number: **CAL 1-44 and 1-45**
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan
Completed and Occupied since 1998 (North)
Completed and Occupied since 1999 (South)

b-2) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: **Bernal Dwellings**
2. Development (project) number: **CAL 1-46**
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan
Completed and Occupied since 2001

b-3) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: **Plaza East**
2. Development (project) number: **CAL 1-47**
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan
Completed and Occupied since early 2003

b-4) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: **North Beach Place**
2. Development (project) number: **CAL 1-48**
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development

- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan
Completed and Occupied since 2005

b-5) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: **Valencia Gardens**
2. Development (project) number: **CAL 1-49**
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway **Completed and Occupied Since 2006**

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below: **Hunters View**

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below: **Hunters View, Alice Griffith, Potrero Terrace, Potrero Annex, Westbrook, Alemany, Hunters Point (all sites), Sunnydale, Velasco, Ping Yuen North, Westside Courts and Rosa Parks**

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below: **Hunters View, Alice Griffith, Potrero Terrace, Potrero Annex, Westbrook, Alemany, Hunters Point (all sites), Sunnydale, Velasco, Ping Yuen North, Westside Courts and Rosa Parks**

HOPE VI ACTIVITIES

In December 2006, the Authority completed Valencia Gardens, the fifth of five HOPE VI revitalization sites. At Valencia Gardens and the other completed HOPE VI sites, the Authority reclaimed blighted and obsolete sites within existing vibrant neighborhoods. The sites were reconfigured and comprehensively revitalized with new apartments for the public housing residents, while introducing additional affordable housing for working families.

OTHER PROPOSED REVITALIZATION ACTIVITIES

The following sites are severely distressed due to chronic underfunding and obsolescence, and require comprehensive revitalization and/or provide opportunities to develop additional affordable housing. Based on the Authority's 2007 Comprehensive Physical Needs Assessment over \$269 million of immediate capital improvement needs exist at the Authority's aging developments. The immediate needs for the Authority's most distressed sites that are planned for revitalization with HOPE VI and other leverage financing total over \$156 million. Funding sources for most of these revitalization activities are projections only. The availability of resources from tax credits, federal grants and state and local funds will impact the time frame for carrying out the revitalization activities listed here, which may take 10-20 years to complete. Ping Yuen North is the only activity that has the full implementation funding at this time.

(1) Ping Yuen North CAL 1-18(6), 194 public (senior) housing units

Add six (6) wheelchair accessible units of public housing at this 1961 senior and family development, and provide common space accessibility improvements. The proposed construction will be in the location of the former laundry room on the top floor of the building (now replaced at another more ADA accessible location on site). This will not affect the existing 194 units, but will add six more units of public housing units to the site for a total of 200 units. The six units are proposed to be for senior and physically disabled residents on the Authority's waiting list. The primary funding source for the construction is HUD's Replacement Housing Factor (RHF) \$649,293 funds with \$203,227 of leveraged funds. In addition, CFP funds are being used for predevelopment costs.

Although the use of the RHF funds does not require "substantial leverage" for the first five-year increments, the Authority is proposing to leverage an amount of non-public housing funds that is one-third of the total RHF funds. The 31% of the total \$649,293 RHF funds leverage will be accomplished with \$203,277 funds from the Mayor's Office of Housing (MOH).

Funding Sources for the construction of these six units

• Capital Fund Program (CFP)	\$60,000
• Mayor's Office of Housing (MOH)	\$203,227
• PHA Replacement Housing Factor 2003-2004	\$524,044
• PHA Replacement Housing Factor 2005	\$125,249
TOTAL	\$912,520

(2) Rosa Parks CAL 1-18(5), 198 public (senior) housing units

The San Francisco Redevelopment Agency (SFRA) recently increased the density of the Western Addition Redevelopment Plan where the 198 unit Rosa Parks senior housing development (CAL 1-18(5)) is located. The Authority, with its

development partner, plans to build up to 100 new apartments on a vacant portion of the site. All units are proposed to be for senior and physically and developmentally disabled residents on the Authority's waiting list.

Preliminary Funding Sources for Affordable Housing Units

• Proposed Federal sources of funds	\$13,000,000
• PHA	\$20,000
• Tax Exempt Bonds-construction loan only	(\$18,000,000)
• Low Income Housing Tax Credits	\$9,580,000
• Private Mortgage	\$400,000
• Local and Other sources	\$9,000,000

TOTAL **\$32,000,000**

(3) Hunters View CAL 1-18(3), 267 public housing units

The San Francisco Redevelopment Agency (SFRA) recently increased the density of the Bayview Hunters Point Redevelopment Plan where the 267 unit Hunters View family development is located. The Authority, with its development partner, plans to demolish and rebuild approximately 750 mixed-income units at this very low-density site, including replacement of all public housing, homes for first-time homebuyers and/ or market rate apartments and homes.

Preliminary Funding Sources for Affordable Housing Units

• Local for Affordable	\$24,000,000
• Federal and/or Local for PHA	\$72,000,000
• Tax Credit Equity	\$134,000,000
• State HCD Funds	\$30,000,000
• Homeownership Proceeds	\$54,000,000
• AHP	\$3,000,000
• GP Capital	\$300

TOTAL **\$317,000,300**

(4) Alice Griffith CAL 1-18(4), 256 public housing units

Demolish and rebuild the site with approximately 765 mixed income units, including replacement public housing apartments, homes for first time homebuyers and/ or market rate apartments and homes.

Preliminary Funding Sources Amount for Affordable Housing Units

• Proposed Federal and State sources of funds	\$20,000,000
• PHA	\$20,000
• Low Income Housing Tax Credits	\$136, 290,000
• Grants/Sweat Equity (Habitat Home)	\$4,000,000

• Local and homeownership proceeds	\$158,890,000
• Other	\$3,000,000
• TOTAL	\$322,200,000

(5) Hunters Point CAL 1-17(A and B), 213 public housing units

Demolish and rebuild the sites with approximately 350 mixed-income units, including replacement public housing apartments, homes for first-time homebuyers and/ or market rate apartments and homes.

Preliminary Funding Sources for Affordable Housing Units

• Proposed Federal and State Sources of funds	\$20,000,000
• PHA	\$20,000
• Low Income Housing Tax Credits	\$62,815,500
• Grants/Sweat Equity (Habitat Home)	\$3,200,000
• Local and homeownership proceeds	\$60,264,500
• Other	\$2,000,000
TOTAL	\$148,300,000

(6) Westbrook CAL 1-9, 226 public housing units

Demolish and rebuild the site with approximately 400 mixed-income units, including replacement public housing apartments, homes for first time homebuyers and/ or market rate apartments and homes.

Preliminary Funding Sources for Affordable Housing Units

• Proposed Federal and State Sources of funds	\$20,000,000
• PHA	\$20,000
• Low Income Housing Tax Credits	\$71,571,600
• Grants/Sweat Equity (Habitat Home)	\$3,000,000
• Local and homeownership proceeds	\$60,264,500
• Other	\$2,000,000
TOTAL	\$148,300,000

(7) Sunnydale, CAL 1-3, 767 public housing units, plus

(8) Velasco, CAL 1-18(7), 18 public senior housing units

Demolish and rebuild the site with approximately 1,900 mixed income units, including replacement public housing apartments, homes for first time homebuyers and/ or market rate apartments and homes.

Preliminary Funding Sources for Affordable Housing Units

• Proposed Federal and State Sources of funds	\$70,000,000
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• PHA	\$20,000
• Low Income Housing Tax Credits	\$361,665,000
• Grants/Sweat Equity (Habitat Home)	\$6,000,000
• Local and homeownership proceeds	\$411,315,000
• Other	\$6,000,000
TOTAL	\$855,000,000

(9) Potrero Terrace, CAL 1-2 1-10, 469 public housing units

Demolish and rebuild the site with approximately 690 mixed income units, including replacement public housing apartments, homes for first time homebuyers and/ or market rate apartments and homes.

Preliminary Funding Sources for Affordable Housing Units

• Proposed Federal and State Sources of funds	\$60,000,000
• PHA	\$20,000
• Low Income Housing Tax Credits	\$131,341,500
• Grants/Sweat Equity (Habitat Home)	\$6,000,000
• Local and homeownership proceeds	\$107,138,500
• Other	\$6,000,000
TOTAL	\$310,500,000

(10) Potrero Annex, CAL 1-10, 159 public housing units

Demolish and rebuild the site with approximately 300 mixed income units, including replacement public housing apartments, homes for first time homebuyers and/ or market rate apartments and homes.

Preliminary Funding Sources for Affordable Housing Units

• Proposed Federal and State Sources of funds	\$20,000,000
• PHA	\$20,000
• Low Income Housing Tax Credits	\$57,105,000
• Grants/Sweat Equity (Habitat Home)	\$2,000,000
• Local and homeownership proceeds	\$53,875,000
• Other	\$2,000,000
TOTAL	\$135,000,000

(11) Westside Courts, CAL 1-8, 136 public housing units

Demolish and rebuild the site with approximately 220 mixed-income units, including replacement public housing apartments, homes for first time homebuyers and/ or market rate apartments and homes.

Preliminary Funding Sources for Affordable Housing Units

• Proposed Federal and State Sources of Funds	\$20,000,000
• PHA	\$20,000

• Low Income Housing Tax Credits	\$34,686,000
• Local and homeownership proceeds	\$25,294,000
• Other	\$2,000,000
TOTAL	\$82,000,000

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Rosa Parks
1b. Development (project) number: CAL 1-18 (5)
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> (Portion of site)
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> , Design, financing, construction schedules being prepared
4. Date application approved, submitted, or planned for submission: December 2006
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (vacant portion of site), new construction of 100 senior and disabled units, capital improvements to Rosa Parks building and 1111 Buchanan Senior Center <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: June 2007 b. Projected end date of activity: September 2008

Demolition/Disposition Activity Description	
1a. Development name: Hunters View	
1b. Development (project) number: CAL1-18 (3)	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/> , Design, financing, construction schedules being prepared	
4. Date application approved, submitted, or planned for submission: September 2007	
5. Number of units affected: 267	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: June 2005	
b. Projected end date of activity: December 2010	

Demolition/Disposition Activity Description	
1a. Development name: Alice Griffith	
1b. Development (project) number: CAL 1-18 (4)	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
<input checked="" type="checkbox"/> 3A. Approved Disposition Application for portion of vacant land for homeownership	
<input checked="" type="checkbox"/> 3B. Planned Demolition Disposition Application for replacement of public housing apartments, homes for first-time homebuyers and/or market rate apartments and homes	
4. Date application approved, submitted, or planned for submission: March 2008	
5. Number of units affected: 256	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> 6A. Part of the development/vacant land has been approved for homeownership.	
<input checked="" type="checkbox"/> 6B. Full development may include replacement of public housing apartments, homes for first-time homebuyers and/or market rate apartments and homes.	
7. Timeline for activity:	
7A. Vacant Land, Disposition Application Approved	
a. Actual or projected start date of activity: March 2008	
b. Projected end date of activity: March 2009	

- 7B. Built Site (rebuild one-for-one and add existing units)
- a. Actual or projected start date of activity: March 2009
 - b. Projected end date of activity: December 2012

Demolition/Disposition Activity Description	
1a. Development name:	Hunters Point
1b. Development (project) number:	CAL 1-17 (A)(West); CAL 1-17 B (East)
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	September 2008
5. Number of units affected:	213
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: December 2008 b. Projected end date of activity: December 2012

Demolition/Disposition Activity Description	
1a. Development name:	Westbrook
1b. Development (project) number:	CAL 1-9
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	September 2008
5. Number of units affected:	226
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: December 2009 b. Projected end date of activity: December 2012

Demolition/Disposition Activity Description	
1a. Development name: Sunnydale	
1b. Development (project) number: CAL 1-3	
2. Activity type: Demolition <input checked="" type="checkbox"/> 767 units Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: September 2010	
5. Number of units affected: 30	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development,	
7. Timeline for activity: a. Actual or projected start date of activity: December 2010 b. Projected end date of activity: December 2013	

Demolition/Disposition Activity Description	
1a. Development name: Velasco	
1b. Development (project) number: CAL 1-18 (7)	
2. Activity type: Demolition <input checked="" type="checkbox"/> 18 units Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: September 2010	
5. Number of units affected: 18	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: December 2010 b. Projected end date of activity: December 2013	

Demolition/Disposition Activity Description	
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1a. Development name: Potrero Terrace 1b. Development (project) number: CAL 1-2
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: June 2008
5. Number of units affected: 0
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: December 2008 b. Projected end date of activity: December 2012

Demolition/Disposition Activity Description
1a. Development name: Potrero Annex 1b. Development (project) number: CAL 1-8
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: June 2008
5. Number of units affected: 0
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: December 2008 b. Projected end date of activity: December 2012

Demolition/Disposition Activity Description
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1a. Development name: Westside Courts 1b. Development (project) number: CAL 1-8
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: September 2009
5. Number of units affected: 136 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: December 2009 b. Projected end date of activity: December 2012

Demolition/Disposition Activity Description
1a. Development name: 75-77 Coleridge 1b. Development (project) number: CAL 1-30B
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: April 18, 2005
5. Number of units affected: 2 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development, disposition of site submitted to SAC on April 18, 2005
7. Timeline for activity: a. Actual or projected start date of activity: September 2007 b. Projected end date of activity: December 2008

Demolition/Disposition Activity Description	
1a. Development name: 101-103 Lundy's Lane	
1b. Development (project) number: CAL 1-30C	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: September 2006	
5. Number of units affected: 2	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: January 2008	
b. Projected end date of activity: June 2008	

Demolition/Disposition Activity Description	
1a. Development name: 275 Thrift Street	
1b. Development (project) number: CAL 1-33	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: September 2007	
5. Number of units affected: 1	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: January 2008	
b. Projected end date of activity: June 2008	

DEMOLITION AND DISPOSITION

The Authority's 2007 Comprehensive Physical Needs Assessment identified a backlog of immediate physical needs totaling over \$267 million and an annual accrual of new capital needs of \$26 million. Developments recently developed or currently funded for a complete revitalization were omitted from this review.

With a Capital Fund Program (CFP) allocation of approximately \$13,000,000 each year, the Authority will never be able to fully address these needs through this program alone. In addition, the extent of the physical problems, the inappropriateness of existing site plans, and obsolescence of building designs at many Authority developments would make extensive repairs at these communities an ineffective long-term strategy.

Nevertheless, the Authority is committed to preserving every deteriorated low-income unit it manages, either through rehabilitation or replacement. The Authority has established an agency goal of pursuing every opportunity to demolish and rebuild obsolete and deteriorated public housing units in San Francisco. The serious shortage of affordable housing opportunities within the City mandates that the number of very low-income units not be reduced (as established in the City and County of San Francisco Consolidated Plan). Consequently, in July 2003, Authority staff released a HUD-approved Request for Qualifications (RFQ) to determine development partners' interest in improving these properties with non-Authority funds. Since then, our PHA Plan has delineated the following strategies to achieve these goals and enter into negotiations with some of these interested parties:

#1 The Physical Needs Assessment, and subsequent evaluations, identified site priorities to aggressively pursue redevelopment opportunities for disposition, demolition and reconstruction. Based on obsolescence and capital improvements needs, the following communities, Hunters View, Westbrook, Hunters Point, Potrero Terrace, Potrero Annex, Westside Courts, Sunnydale, Velasco and Alice Griffith are the most distressed communities that could benefit from this transformation. The prioritization and revitalization of these communities has also been a City priority through the San Francisco Redevelopment Agency's plans for the area, the City's Consolidated Plan and City-wide Housing Element, and the Mayor's Office through its Comprehensive Housing Affordability Strategy (CHAS), Public Housing Task Force, and the Mayor's Advisory Panel on the San Francisco Housing Authority.

#2 The Physical Needs Assessment identified secondary site priorities to pursue preservation, modernization and in-fill housing opportunities. Four sites, Alemany, JFK Towers, Rosa Parks and Woodside Gardens are currently identified for this strategy.

#3 The Physical Needs Assessment suggested the disposition of certain sites to use its net proceeds for other modernization and development opportunities across the Authority. These sites include 75-77 Coleridge, 101-103 Lundy's Lane and 275 Thrift as the choices for immediate disposition.

The Authority is now implementing some of these strategies with developer partners, City agencies, residents, and community groups. Site-specific community advisory teams composed of residents and the surrounding communities are being engaged in the pre-development process with the selected development teams. This process is already underway with Hunters View and Rosa Parks.

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
	Occupancy by only the elderly <input type="checkbox"/>
	Occupancy by families with disabilities <input type="checkbox"/>
	Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	
	Approved; included in the PHA's Designation Plan <input type="checkbox"/>
	Submitted, pending approval <input type="checkbox"/>
	Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
	<input type="checkbox"/> New Designation Plan
	<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	
	<input type="checkbox"/> Part of the development
	<input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: The SFHA plans to administer a Section 8 Homeownership Program pursuant to 24 CFR 982. The Section 8 Department continues to develop partnership with lenders and community-based organizations.

a. Size of Program

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

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

- (1) Participation in the FSS Program; and
- (2) One-year minimum work history or other financial institution requirement except for disabled participants

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive

services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 12April1998

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self

Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Family Self-Sufficiency (FSS) Program – 620 Credit Club ASSISTS CLIENTS REPAIR CREDIT TO A MINIMUM 620FICO IN COLLABORATION WITH CCCS	40	Specific Criteria	Section 8 Office	Section 8 Participants
Family Self-Sufficiency (FSS) Program- Education & Career Development through ongoing case management and various outside referrals	242	First come basis until maximum slots are filled, then slots are allocated based on wait list	Section 8 Office	Section 8 Participants
Family Self-Sufficiency (FSS) Program – Monthly Workshops	35/month	Other (RSVP)	Section 8 Office	Section 8 Participants
Family Self-Sufficiency (FSS) Program – Homeownership Preparation in Collaboration with SF HUD-Approved Homeownership Counselors	242	Specific Criteria	Section 8 Office	Section 8 Participants
Family Self-Sufficiency (FSS) Program – Budgeting & Financial Literacy Series Provided in Collaboration with HSBC Bank	30/session	Other (RSVP)	Section 8 Office	Section 8 Participants
Services and Programs				

VERSION 2

<u>Other Programs</u>	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Sherwin Williams Paint Training Program</i> <i>All Family Developments</i>	75	Specific Criteria	Office of Fair Housing	Public Housing
<i>Operation Dream</i> (Police/Youth Program) <i>All Family Developments</i>	200	Specific Criteria	S.F. Police Department	Public Housing
<i>Girls 2000</i> (Girls Self-Esteem Program) Hunters Point Development	15	Residents of Development	Hunters Point Development	Public Housing
Sunnydale Teen Center (Recreation, Job Training, Computer Learning) <i>Sunnydale Development</i>	75	Residents of Development	Development Office	Public Housing
Summer Lunch Program Specific Family Developments	>800	Residents of Developments	Office of Fair Housing	Public Housing
Summer Youth Employment Program All Family Developments & FSS Families	28	Specific Criteria	Office of Fair Housing	Public Housing & Section 8
Health Education Resource Center	50	Residents of Development	Alice Griffith Development	Public Housing
EOC Child Care Centers	50	Specific Criteria	Potrero Hill and Ping Yuen Developments	Public Housing & Section 8
Head Start Centers	100	Specific Criteria	Hunters View, Alemany, Westside Courts Developments	Public Housing & Section 8
Wu Yee Children Services	30	Specific Criteria	Sunnydale Development	Public Housing & Section 8
Girls After School Academy	40	Specific Criteria	Sunnydale Development	Public Housing
Booker T Washington Computer Class	30	Residents of Development	Westside Courts Development	Public Housing
Peacekeepers Program	40	Specific Criteria	Alice Griffith Development	Public Housing
Ella Hill Hutch After School Tutorial	30	Specific Criteria	Plaza East Development	Public Housing
United Council Food Pantry	100	Residents of Development	Hunters Point Development	Public Housing & Section 8

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(2) Family Self Sufficiency program(s)

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 05/22/07)
Public Housing	0	0
Section 8	299	242

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

1. The SFHA has mailed the Community Service Requirement (CSR) announcement to all households.
2. The SFHA mailed the CSR announcement to every tenant association.
3. The SFHA has made staff available to explain the CSR.
4. The SFHA has compiled a list of agencies where residents can perform community service work.
5. The CSR has been added to the annual re-certification process.

See Attachments IX & X for further Community Service Documents.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents
(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

2. Which developments are most affected? (list below)

Hunters View, Potrero Terrace/Potrero Annex, Sunnysdale, Alice Griffith, Hunters Point, Ping Yuen, Westbrook, Robert B. Pitts, Hayes Valley, Plaza East and Alemany

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake:
(select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below) Establishment of San Francisco Police Department Substations

2. Which developments are most affected? (list below)

Hunters View, Potrero Terrace/Potrero Annex, Sunnydale, Alice Griffith,
Hunters Point, Ping Yuen, Westbrook, Robert B. Pitts, Hayes Valley, Plaza
East and Alemany

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

Hunters View, Potrero Terrace/Potrero Annex, Sunnydale, Alice Griffith,
Hunters Point, Westbrook, Ping Yuen, Robert B. Pitts, Hayes Valley, Plaza
East and Alemany

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

For the Pet Policy, see the Section 7, Appendix C - Admissions & Continued Occupancy Policy, attached.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

For the Civil Rights Policy, see the Section 7, Appendix G - Admissions & Continued Occupancy Policy, attached.

16. Fiscal Audit

[24 CFR Part 803.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remaining? Six (6)
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment VI
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below: Reviewed Resident Surveys and changed Capital Fund Priorities
 Other: (list below):

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe) The Mayor of the City and County of San Francisco selects two (one from a family development and one from a senior/disabled development) public housing residents to sit on the seven-person San Francisco Housing Authority Commission (i.e. PHA Board). See Appendix VII.

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

(Not Applicable: Only the Mayor of the City and County of San Francisco can select public housing residents to sit on the San Francisco Housing Authority Commission/PHA Board). See Attachment VII.

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (San Francisco, California)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

D. Other Information Required by HUD

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

Pursuant to notice PIH 99-51 (HA), the SFHA will use the HUD criteria detailed in Section III (G) of the notice to define “Substantial Deviation” and “Significant Amendment or Modification.” Specifically, a substantial deviation or significant amendment or modification, which requires public notice and comment, will be required if a change is made to the Plan, or any component thereof, related to the following:

- Changes to established Flat Rent amounts;
- Deconcentration of poverty and income mixing in public housing;
- Additions of Non-Emergency work items (items not included in the current Annual Statement or 5-Year Plan) or change in use of replacement reserve funds under the capital fund; or,
- Any change with regards to Demolition or Disposition, Homeownership programs or Conversion activities

Changes made to the Plan, or any component thereof, that do not relate to the above-mentioned issues will not be considered substantial or significant and will not require public notice and comment.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Optional Attachments:

- Attachment I --- Flat Rent Analysis
- Attachment II --- Organizational Chart
- Attachment III --- Preventive Maintenance Schedule 2006-07
- Attachment IV --- Resident Assessment Subsystem Follow-up
Activities Plan
- Attachment V --- Capital Fund Program Information
- Attachment VI --- Resident Advisory Board Information
- Attachment VII --- PHA Governing Board ---Resident Participation
- Attachment VIII --- Deconcentration Analysis
- Attachments IX & X --- Community Service Documents
- Attachment XI --- Limited English Proficiency Program
- Attachment XII --- Statement of Progress in Meeting 5-Year Plan