

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

PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005

Annual Plan for Fiscal Year 2001

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: 10/01/01

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
- PHA development management offices

District Offices:

District 1 – 90 Kiska Road

District 2 – 2501 Sutter Street & 795 Pacific Avenue #122

District 3 - 1010 Webster Street

- PHA local offices
- Section 8 Office – ***1237 Van Ness Street***

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 & 795 Pacific Avenue #122

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***

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

- Main business office of the PHA
- PHA development management offices

District Offices:

District 1 – 90 Kiska Road

District 2 – 2501 Sutter Street & 795 Pacific Avenue #122

District 3 - 1010 Webster Street

- Other (list below) ***Section 8 Administrative Office***

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

The PHA's mission is to continue to provide for over 12,000 public housing residents, and 13,000 Section 8 participants, and to serve the lowest income households of any private or non-profit housing developers in the City. A primary goal of the Authority is to continue to provide housing for these very 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)
Infill Affordable Housing where density permits on family and senior 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)
Partnering with locally based developers

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)
Voucher Homeownership in conjunction with infill Housing and comprehensive revitalization.
Utilize to the fullest extent possible the Section 8 Project-Based 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)
Develop better one-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)

Identify and implement programs with community-based partners that can promote family self-sufficiency

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, **sexual orientation**, 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, **sexual orientation**, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Under the authority of a Court Appointed Monitor, two community based organizations have been contracted to provide services to residents and applicants relating to possible race based incidents and the implementation of procedures for addressing allegations of incidents with a perceived or actual racial dimension.

Annual PHA Plan
PHA Fiscal Year 2001
[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

Executive Summary

The San Francisco Housing Authority, established in 1938, is part of the City and County of San Francisco. The Authority manages over 6,000 units of public housing stock in 50 developments scattered throughout the city. It is the 17th largest agency in the nation, serving over 25,000 eligible low- and very-low income residents. The Authority houses the poorest of the poor living in San Francisco. Without it, many of the city's residents, who come from a wide variety of ethnic backgrounds and create the city's unique flavor, would be forced to live elsewhere.

Given the age and condition of its current housing stock, the Authority could lose as much as three percent of its viable housing units a year. A large part of the problem is the extraordinary cost of maintaining these units as safe and livable, given current budget restrictions, gang and crime rates in the community, and strict federal regulations regarding fiscal responsibilities. Drastic measure 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.

Over the past two years, the Authority has undergone a tremendous change. Prior to that time, it was dysfunctional and was chronically unable to meet its residents needs. It is now an agency that has "recovered" and had been designated as a "High Performer" by the US Department of Housing and Urban Development (HUD) under its 1999 Annual Plan Public Housing Management Assessment Program (PHMAP). The Authority is currently working on its Five-year and Annual Plan to continue this transformation and to become a leader in public housing in the state and across the nation.

As part of the planning process, the Authority has held four Resident Advisory Board (RAB) meetings and two Public Hearings outlining the goals and programs the agency will implement in the next fiscal year. During the Resident Advisory Board process there was representation from each segment of the population served (e.g. Section 8 clients, family housing, and senior/Disabled). The RAB consisted of 10 individuals. The agency held two public hearings where collectively 700 people were present. Each process was an opportunity for the public to review our proposals, consider

alternatives, and include additional options for the Agency Operations. This Agency Plan includes the proposed local preferences for Admissions and Continued Occupancy for Public Housing, the homeownership opportunities for Section 8 in the Administrative Plan, and the work proposed for the 2001 Capital Fund Program. All recommendations will be taken into consideration by the Authority's Board of Commissioners, and incorporated into this document as a proposed change or as an attachment to the Plan.

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.

Table of Contents Annual Plan

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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 Policy for Deconcentration (See Admission and Occupancy Policy)
- FY 2000 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)

Optional Attachments:

- PHA Management Organizational Chart
 FY 2000 Capital Fund Program 5 Year Action Plan
 Public Housing Drug Elimination Program (PHDEP) Plan
 Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
 Other (List below, providing each attachment name)

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 5 locations: Administrative Office at 440 Turk Street, our Section 8 Office at 1237 Van Ness Avenue, and at three district office locations: 90 Kiska Road, 795 Pacific Avenue, #122, and 1010 Webster 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 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 | Annual Plan: Housing Needs |
| ✓ | 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, |

| List of Supporting Documents Available for Review | | |
|---|---|--|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | <i>Template & Supporting Documents on display at 5 locations: Administrative Office at 440 Turk Street, our Section 8 Office at 1237 Van Ness Avenue, and at three district office locations: 90 Kiska Road, 795 Pacific Avenue, #122, and 1010 Webster Street.</i> | |
| ✓ | | 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: Eligibility, Selection, and Admissions Policies |
| ✓ | 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 type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan |
| ✓ | 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 <u>for the prevention or eradication of pest infestation (including cockroach infestation)</u> | 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 |
| ✓ | 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 |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | <i>Template & Supporting Documents on display at 5 locations: Administrative Office at 440 Turk Street, our Section 8 Office at 1237 Van Ness Avenue, and at three district office locations: 90 Kiska Road, 795 Pacific Avenue, #122, and 1010 Webster Street.</i> | |
| ✓ | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| ✓ | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| N/A | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | |
| ✓ | 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 |
| ✓ | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self-Sufficiency |
| ✓ | The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan) | Annual Plan: Safety and Crime Prevention |
| ✓ | 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 | |
| | Other supporting documents (optional) (list individually; use as many lines as necessary) | |

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 | Affordability | Supply | Quality | Accessibility | Size | Location |
| Income ≤ 30% of AMI | 112,951 | 5 | 5 | 5 | 5 | 5 | 5 |
| Income >30% but ≤50% of AMI | 195,519 | 5 | 5 | 5 | 5 | 5 | 5 |
| Income >50% but <80% of AMI | 222,783 | 5 | 5 | 5 | 5 | 5 | 5 |
| Elderly | 180,719 | 5 | 5 | 5 | 5 | 5 | 5 |
| Families with Disabilities | 142,160 | 5 | 5 | 5 | 5 | 5 | 5 |
| Race/ Ethnicity <i>Which one?</i> | 364,330 Asian | 5 | 5 | 5 | 5 | 5 | 5 |
| Race/ Ethnicity <i>Which one?</i> | 82,803 African America | 5 | 5 | 5 | 5 | 5 | 5 |
| Race/ Ethnicity <i>Which one?</i> | 9,348 Native America | 5 | 5 | 5 | 5 | 5 | 5 |
| Race/ Ethnicity <i>Which one?</i> | 223,250 Caucasian | 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: 2000
- U.S. Census data: *the Comprehensive Housing Affordability Strategy ("CHAS") dataset*
- 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 Public Housing | | | |
|--|---------------------|---------------------------|-----------------|
| 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/subjurisdiction: | | | |
| | # of families PH | % of total families PH | Annual Turnover |
| Waiting list total | 16,829 | | 324 |
| Extremely low income <=30% AMI | 16,829 | 100% | |
| Very low income (>30% but <=50% AMI) | | | |
| Low income (>50% but <80% AMI) | | | |
| Families with children | 8,657 | 51% | |
| Elderly families | 6,854 | 41% | |
| Families with Disabilities | 1,318 | 8% | |
| Race/White | 5,953 | 36% | |
| Race/Black | 4,896 | 29% | |
| Race/ASN/PAC | 5,783 | 34% | |
| Race/NAT AM | 197 | 1% | |
| Race/NA | | | |
| Characteristics by Bedroom Size (PH) | PH | PH | PH |
| 0BR | 3,685 | 22% | |
| 1BR | 9,734 | 57% | 173 |
| 2 BR | 4,660 | 28% | 120 |
| 3 BR | 2,131 | 13% | 19 |
| 4 BR | 300 | 2% | 6 |
| 5 BR | 4 | .02% | 6 |
| 5+ BR | N/A | N/A | 0 |

| Housing Needs of Families on the Waiting List | |
|---|--|
| Public Housing | |
| 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 | | | |
|--|---------------|------------------------------|--------------------------|
| Section 8 | | | |
| 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/subjurisdiction: | | | |
| | # of families | % of total families Sec 8 | Annual Turnover Sec 8 |
| Waiting list total | 3746 | | 119 |
| Extremely low income <=30% AMI | 3658 | 97% | |
| Very low income (>30% but <=50% AMI) | 72 | 2% | |
| Low income (>50% but <80% AMI) | 16 | .004% | |
| Families with children | 2627 | 70% | |
| Elderly families | 229 | 16% | |
| Families with Disabilities | 398 | 15% | |
| Race/White | 1972 | 19% | |
| Race/Black | 1004 | 37% | |
| Race/ ASN/ PAC | 753 | 33% | |
| Race/NAT AM | 12 | 2% | |
| Characteristics by Bedroom Size (Section 8 Only) | | | |
| 0 BR | 26 | 7% | N/A |
| 1 BR | 1478 | 28% | N/A |
| 2 BR | 1249 | 34% | N/A |
| 3 BR | 794 | 22% | N/A |

| Housing Needs of Families on the Waiting List | | | |
|--|------------|-----------|------------|
| Section 8 | | | |
| 4 BR | 187 | 5% | N/A |
| 5 BR | 2 | 1% | N/A |
| 5+ BR | 10 | 1% | N/A |
| 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)? 27 months, since 3/31/98 | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |

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)

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)
Development of more Public Housing (ex: Rosa Parks & infill Homeownership)
Utilize to fullest extent possible project base Section 8 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

Strategy 1: Target available assistance to the elderly:

Select all that apply

Need: Specific Family Types: The Elderly

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)

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 2000 grants) + FY 2001 Grants Not Yet Available | | |
| a) Public Housing Operating Fund | \$22,738,817 | |
| b) Public Housing Capital Fund (2000) | \$17,260,000 | |
| c) HOPE VI Revitalization | \$67,000,000 | |
| d) HOPE VI Demolition | \$13,000,000 | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | \$43,114,752 | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | \$1,493,313 | |
| g) Resident Opportunity and Self-Sufficiency Grants | \$46,350 | |
| h) Community Development Block Grant | | |
| i) HOME | | |
| Other Federal Grants (list below) | | |

| Financial Resources: Planned Sources and Uses | | |
|---|----------------------|--|
| Sources | Planned \$ | Planned Uses |
| Emergency Funding | \$22,197,497 | Modernization Activity |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| | | |
| 3. Public Housing Dwelling Rental Income | | |
| May 1 st 2001 Rent Roll | 1,276,253 | Public Housing Management & Maintenance Operations |
| | | |
| 4. Other income (list below) | | |
| Mod Rehab/New Construction/ Substantial Rehab/Pension Fund/ Shelter Plus Care/HOPWA | \$19,613,794 | HAP Payments |
| | | |
| 5. Non-federal sources (list below) | None | |
| Low Income Housing Tax Credit | \$76,000,000 | Leverage with HOPE VI funds to demolish and rebuild Hunters View and Alice Griffith with 819 mixed income units. |
| Tax-Exempt Bonds | \$11,000,000 | “ |
| Private Mortgage | \$37,000,000 | “ |
| | | “ |
| Donations, Grant, Habitat | \$20,000,000 | “ |
| Local Funds | \$6,000,000 | “ |
| Total resources | \$360,969,070 | “ |

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: 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)

Through the San Francisco Police Department

(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 – Proposing for HOPE VI sites
- 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)

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? **3**

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**

3. Yes No: May families be on more than one list simultaneously?

If yes, how many lists? 3

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
 - Overhoused
 - Underhoused
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - Resident choice: (state circumstances below)
 - Other: (list below) *HOPE VI relocates or permanently transferred households from HOPE VI sites*

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)
- 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
- 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)

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.

2 Date and Time

Former Federal preferences:

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

1 High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 3 Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- 1 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
- Participants of Welfare to Work Programs
- Other preference(s) (list below)

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)

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?

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: **Hayes Valley, Bernal Dwellings and Plaza East**

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: **Hayes Valley, Bernal Dwellings and Plaza East**

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 (Credit Check, Housekeeping, Rental History)
- 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)
Other lease violation issues, along with housekeeping habits, as reflected in participant's file. Note: above information only with request of 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 voucher 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 waitlist 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:

PHA will grant additional 60-day extensions 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 sub-component **(5) Special purpose section 8 assistance programs**)

Paying 50% of income, substandard housing, involuntary displacement, S.F. resident, and U.S. veteran

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 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.

2 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
Homelessness
- 1** High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 3** Veterans and veterans’ families
- 2** Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 4** 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)
- 4** **Welfare to Work Participants**

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)-NA
- 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 higher 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?
Only when rent exceeds ceiling rent for the unit size.

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
Ceiling Rents for specific unit size is charged when 30% of adjusted income exceeds ceiling rent cost for the unit.

Additional discretionary disallowance section

- d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (None)
- 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)
- When an 18yr old is added to the lease
- Other (list below)

At anytime 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)

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 submarket
- 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 submarket
- 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)

Hardship exemption policies are identified in the Administrative Plan for the Section 8 Program.

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.
- 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.)

N/A

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.

San Francisco Housing Authority Preventive Maintenance Program Plan

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: *N/A*

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
 PHA development management offices
 Other (list below)

*San Francisco Housing Authority
Leased Housing Division
1237 Van Ness Ave
San Francisco, CA 94109*

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 I)

-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 II)

-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**
2. Development (project) number: **CAL 1-18 (2)**
3. Status of grant: (select the statement that best describes the current status) (See Attached)

Completed and occupied

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway,
Hayes Valley Completed and Occupied, March 2000
Bernal Dwellings Completed and Occupied, July 2001
Plaza East, Under Construction and completion by December 2001
North Beach, Activities continuing according to Implementation Plan
Valencia Gardens, Activities continuing according to Implementation Plan

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 1-5**
3. Status of grant: (select the statement that best describes the current status) (See Attached)

Under construction

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway, **Under construction**

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 1-18 (2)**
3. Status of grant: (select the statement that best describes the current status) (See Attached)

Construction started 8/2000

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway, **Construction started 8/2000**

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

1. Development name: **North Beach**
2. Development (project) number: **CAL 1-11**
3. Status of grant: (select the statement that best describes the current status) (See Attached)

Activities Proceeding according to plan

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway, **Activities Proceeding according to plan**

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 1-4**
3. Status of grant: (select the statement that best describes the current status) (See Attached)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway,

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:

Yes, 2001 HOPE VI Application for Hunters View public housing development

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

Hunter's View

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:

SITES PROPOSED FOR REVITALIZATION

The following sites are severely distressed and require comprehensive revitalization. Over \$200 million in Comprehensive Grant Program funds would be needed for capital

improvement needs if funding through HOPE VI and leveraged financing is not made available.

Hunters View

Demolish and rebuild the site with a total of 413 mixed income units – 353 rental apartments (267 public housing and 86 tax credit) and 60 for sale homes. All 267 public housing units will be replaced and 146 new housing units will be added.

- 267 public housing rental (237 family and 30 senior)
- 30 senior apartments
- 56 market rate rental units
- 60 first-time homeowner units (30 at 40% to 60% median income, 30 at 60% to 80% median income) All 267 public housing units will be replaced and 146 new units will be added.

| | |
|---|--------------|
| Proposed Federal sources of funds | \$31,901,929 |
| Proposed Non-Federal funds | \$71,649,444 |
| • Tax Exempt Bonds | \$ 670,338 |
| • Low Income Housing Tax Credits | \$38,274,396 |
| • Grants/Sweat Equity (Habitat Homeownership) | \$ 9,975,332 |
| • Private Mortgage | \$18,567,099 |
| • Local | \$ 2,979,259 |
| • PHA | \$ 1,183,020 |

Alice Griffith

Demolish and rebuild the site with a total of 406 mixed income units – 351 rental apartments (256 public housing and 95 tax credit) and 55 for sale homes. All 256 public housing units will be replaced and 150 new housing units will be added.

| | |
|---|--------------|
| Proposed Federal sources of funds | \$35,000,000 |
| Proposed Non-Federal funds | \$91,532,880 |
| • Tax Exempt Bonds | \$24,999,975 |
| • Low Income Housing Tax Credits | \$27,273,051 |
| • Grants/Sweat Equity (Habitat Homeownership) | \$ 9,418,420 |
| • Private Mortgage | \$19,648,050 |
| • Local | \$ 9,025,000 |
| • PHA | \$ 1,168,384 |

Hunters Point

Demolish and rebuild the sites with a total of 330 mixed income units – 285 rental apartments (213 public housing and 72 tax credit) and 45 for sale homes. All 213 public housing units will be replaced and 117 new housing units will be added.

| | |
|-----------------------------------|--------------|
| Proposed Federal sources of funds | \$29,994,727 |
|-----------------------------------|--------------|

| | |
|---|--------------|
| Proposed Non-Federal funds | \$75,915,991 |
| • Tax Exempt Bonds | \$20,908,170 |
| • Low Income Housing Tax Credits | \$27,204,477 |
| • Grants/Sweat Equity (Habitat Homeownership) | \$ 7,937,159 |
| • Private Mortgage | \$15,785,243 |
| • Local | \$ 3,079,646 |
| • PHA | \$ 1,001,296 |

Westbrook

Demolish and rebuild the site with a total of 376 mixed income units – 316 rental apartments (226 public housing and 90 tax credit) and 60 for sale homes. All 226 public housing units will be replaced and 150 new housing units will be added.

| | |
|---|--------------|
| Proposed Federal sources of funds | \$35,000,000 |
| Proposed Non-Federal funds | \$88,634,468 |
| • Tax Exempt Bonds | \$23,877,908 |
| • Low Income Housing Tax Credits | \$23,110,698 |
| • Grants/Sweat Equity (Habitat Homeownership) | \$10,900,320 |
| • Private Mortgage | \$20,844,750 |
| • Local | \$ 8,806,500 |
| • PHA | \$ 1,094,292 |

Sunnydale

Substantially rehabilitate 618 units (700 less 82 completed), demolish 67 units and add infill housing for a total of 960 mixed income housing units – 816 rental apartments (767 public housing and 49 tax credit) and 144 for sale homes.

| | |
|---|---------------|
| Proposed Federal sources of funds | \$ 35,000,000 |
| Proposed Non-Federal funds | \$120,086,110 |
| • Tax Exempt Bonds | \$ 31,275,000 |
| • Low Income Housing Tax Credits | \$ 26,221,937 |
| • Grants/Sweat Equity (Habitat Homeownership) | \$ 71,070,000 |
| • Private Mortgage | \$ 27,623,125 |
| • Local | \$ 4,938,514 |
| • PHA | \$ 3,081,966 |

Potrero Terrace

Substantially rehabilitate all existing units and add new housing for a total of 619 mixed income units – rental apartments (469 public housing and 93 tax credit) and 57 for sale homes. All 469 public housing units will be rehabilitated and 150 new housing units will be added.

| | |
|-----------------------------------|--------------|
| Proposed Federal sources of funds | \$34,807,024 |
| Proposed Non-Federal funds | \$87,261,328 |

- Tax Exempt Bonds \$27,142,352
- Low Income Housing Tax Credits \$14,956,441
- Grants/Sweat Equity (Habitat Homeownership) \$10,985,952
- Private Mortgage \$22,113,000
- Local \$ 9,654,330
- PHA \$ 2,409,253

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: Plaza East |
| 1b. Development (project) number: CAL 1-18 (2) |
| 2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved <input checked="" type="checkbox"/> Demolition Submitted, pending approval <input checked="" type="checkbox"/> Disposition Planned application <input type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: Demolition approved 9/96 – Disposition Pending 05/00 |
| 5. Number of units affected: 276 |
| 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: 09/96 b. Projected end date of activity: 08/00 |

| Demolition/Disposition Activity Description |
|--|
|--|

| |
|---|
| 1a. Development name: North Beach |
| 1b. Development (project) number: CAL 1-11 |
| 2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved <input checked="" type="checkbox"/> Demolition Submitted, pending approval <input type="checkbox"/> Disposition Planned application <input checked="" type="checkbox"/> Disposition |
| 4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> Demolition Approved 9/96 - Disposition Planned 12/00 |
| 5. Number of units affected: 229 |
| 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: Start 9/96 b. Projected end date of activity: 06/01 |

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: Valencia Gardens |
| 1b. Development (project) number: CAL 1-4 |
| 2. Activity type: Demolition <input checked="" type="checkbox"/> (Partial) 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: Planned Application 03/15/01 |
| 5. Number of units affected: 246 |
| 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: 03/01 b. Projected end date of activity: 12/01 |

| Demolition/Disposition Activity Description |
|---|
| 1a. Development name: Clementina Towers |
| 1b. Development (project) number: CAL 1-21 |
| 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"/> |
| 4. Date application approved, submitted, or planned for submission: Planned Application 12/00 |
| 5. Number of units affected: 0 |
| 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (portion of site) <input type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: January 2002 b. Projected end date of activity: June 2003 |

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: Rosa Parks |
| 1b. Development (project) number: CAL1-18 (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"/> |
| 4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> Planned Application 09/00 |
| 5. Number of units affected: 0 |
| 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (portion of site) <input type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: December 2001 b. Projected end date of activity: June 2003 |

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: Hunter's View |
| 1b. Development (project) number: CAL 1-18 (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"/> |
| 4. Date application approved, submitted, or planned for submission: <u>(12/01/01)</u> |

| |
|--|
| 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: December 2002 b. Projected end date of activity: June 2005 |
| 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) 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: <u>(09/01/02)</u> |
| 5. Number of units affected: 256 |
| 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: Start 12/02 b. Projected end date of activity: End 06/04 |

| |
|--|
| Demolition/Disposition Activity Description |
| 1a. Development name: Hunter's Point |
| 1b. Development (project) number: CAL1-17 (A) |
| 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: <u>(09/01/03)</u> |
| 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: Start 12/03 |

b. Projected end date of activity: **End 06/04**

Demolition/Disposition Activity Description

1a. Development name: **Westbrook**

1b. Development (project) number: **CAL 1-9**

2. Activity type: Demolition
Disposition

3. Application status (select one)
Approved
Submitted, pending approval
Planned application

4. Date application approved, submitted, or planned for submission: **(09/01/03)**

5. Number of units affected: **226**

6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity:
a. Actual or projected start date of activity: **Start 12/03**
b. Projected end date of activity: **End 06/04**

Demolition/Disposition Activity Description

1a. Development name: **Westside Courts**

1b. Development (project) number: **CAL 1-8**

2. Activity type: Demolition
Disposition

3. Application status (select one)
Approved
Submitted, pending approval
Planned application

4. Date application approved, submitted, or planned for submission: **(09/01/04)**

5. Number of units affected: **136**

6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity:
a. Actual or projected start date of activity: **Start 12/04**
b. Projected end date of activity: **End 06/05**

Demolition/Disposition Activity Description

1a. Development name: **Sunnydale**

1b. Development (project) number: **CAL 1-3**

| |
|--|
| 2. Activity type: Demolition <input checked="" type="checkbox"/> 30 units 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"/> |
| 4. Date application approved, submitted, or planned for submission: <u>(09/01/04)</u> |
| 5. Number of units affected: 30 |
| 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: Start 12/04 b. Projected end date of activity: End 06/05 |

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: Potrero Terrace 1b. Development (project) number: CAL 1-2 |
| 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"/> |
| 4. Date application approved, submitted, or planned for submission: <u>(09/01/04)</u> |
| 5. Number of units affected: 0 |
| 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (portion of site) <input type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: Start 12/04 b. Projected end date of activity: End 12/04 |

| Demolition/Disposition Activity Description |
|---|
| 1a. Development name: Woodside Gardens 1b. Development (project) number: CAL 1-18 (10) |
| 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"/> |
| 4. Date application approved, submitted, or planned for submission: <u>(09/01/04)</u> |
| 5. Number of units affected: 0 |
| 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (portion of site) <input type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: Start 12/04 b. Projected end date of activity: End 12/04 |

DEMOLITION AND DISPOSITION

Comprehensive revitalization is planned for old poorly configured sites with deteriorated structures and fundamental building construction and design problems. Disposition under ground lease agreements is planned for portions of low density sites where development of additional public housing, affordable housing and homeownership housing is feasible. In the recent past applications for demolition and disposition of two public housing sites with 437 units were approved. An application for disposition of one site with 276 units is pending. During the next year, six applications for disposition and/or demolition are planned involving approximately 800 existing public housing units with the potential for construction of 800 replacement public housing units and approximately 400 rental and homeownership housing units.

The most severely distressed sites with dangerous mid- and high-rise structures (Bernal Dwellings, Plaza East and Hayes Valley) were demolished and are being replaced with new housing that is both compatible with the surrounding neighborhoods and attractively designed with the safety and security of the residents in mind under the HOPE VI Program. While this process unavoidably resulted in a reduction of 228 dwelling units, only 78 bedrooms will be lost with the shift to larger family sized housing, a scarce resource in San Francisco. In addition, the SFHA plans to develop replacement public housing through disposition by ground lease of a portion of low density public housing sites and on non-public housing sites in partnership with other housing developers.

Disposition of Hayes Valley, Bernal Dwellings and Plaza East is under long term ground leases to limited partnerships where the managing general partners are non-profit affiliates of the SFHA and limited partners provide tax credit equity. This structure is a model for disposition of sites proposed for the Agency Plan in 2000. Transfer of the properties is in accordance with HUD approved ground leases, development and disposition agreements, limited partnership agreements, regulatory and operating agreements, mixed-finance proposals and other related documents. The SFHA's affiliates will have options to purchase the improvements in approximately 15 years and have rights of first refusal in the event of other partners initiating a sale. Demolition and Disposition of Hayes Valley was approved in 1996 and Bernal Dwellings in 1999. Demolition of

Plaza East was approved in 1996 and Disposition approval is pending. The October 14, 1999 Interim Plan for the Disposition of Bernal Dwellings and Plaza East is attached.

The SFHA's two most recently designated HOPE VI sites, North Beach and Valencia Gardens, along with Hunters View, a recent HOPE VI application, are underutilized sites and provide opportunities for the development of apartments and homeownership opportunities for working families while improving distressed public housing. The plans allow us to reclaim and repair the blighted and abandoned sites within the existing vibrant neighborhoods with modernization, new construction and in-fill development. North Beach and Valencia Gardens will be reconfiguration and comprehensive revitalization to maintain the same 475 apartments for public housing residents while introducing an additional 200 moderate and market rate housing units (North Beach and Valencia Gardens). This strategy creates both income diversity and addresses the acute shortage of housing for moderate income households in San Francisco. In addition, North Beach, surrounded by a thriving commercial district, offers unique economic opportunities. The SFHA is also collaborating with private housing developers to build on an underutilized parking lot at Clementina Towers senior housing and provide Section 8 Project Based subsidies.

Residents who occupy public housing that is proposed for demolition and disposition are all consulted during the planning process. Residents receive counseling and are all offered temporary relocation assistance and the first right to return to the new replacement housing, provided they remain tenants in good standing. Relocated residents are tracked during the relocation process and provided with community and support services during and after the relocation process.

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: Clementina 1b. Development (project) number: Cal 1-21 |
| 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 checked="" 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 checked="" type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: (01/02) |
| 5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? |
| 6. Number of units affected: 85 7. Coverage of action (select one) <input checked="" 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.)

The SFHA plans to administer a Section 8 Homeownership program, subject to 24 CFR Part 982 final rule.

2. Program Description:

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:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA 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? **12/04/98**

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) |
| <u>Computer Centers</u> | | | | |
| 1815 Egbert | 30 | Residents of Development | Development Office | Public Housing |
| 1551 Newcomb | 40 | Residents of Development | Development Office | Public Housing |
| 1792 15 th Street | 30 | Residents of | Development Office | Public Housing |

| | | | | |
|---|-----|--------------------------|------------------------------|--------------------------|
| | | Development | | |
| 247 West Point | 30 | Residents of Development | Development Office | Public Housing |
| 1120 Columbus | 30 | Residents of Development | Development Office | Public Housing |
| 1111 Buchanan | 30 | Residents of Development | Development Office | Public Housing |
| 956 Ellsworth | 30 | Residents of Development | Development Office | Public Housing |
| 310 Haight | 30 | Residents of Development | Development Office | Public Housing |
| 838 Pacific | 30 | Residents of Development | Development Office | Public Housing |
| <u>Other Programs</u> | | | | |
| Justin Cummis Chorale | 100 | Specific Criteria | S.F. Unified School District | Public Housing Section 8 |
| SF Boys & Girls Club | 80 | Open Enrollment | Development Office | Public Housing |
| Operation Dream | 200 | Specific Criteria | S.F. Police Department | Public Housing Section 8 |
| Parents on Patrol | 30 | Open Enrollment | Development Office | Public Housing |
| Jr. 49ers Football League | 100 | Specific Criteria | Development Office | Public Housing |
| Education & Career Development | 260 | All participants | FSS Program Office | Section 8 |
| Computer Training | | | FSS Program Office | Section 8 |
| Monthly Workshops | | | FSS Program Office | Section 8 |
| Stress/Money/Parenting Management | | | FSS Program Office | Section 8 |
| Career Clothing | | | FSS Program Office | Section 8 |
| <i>All Section 8 services are provided at the FSS program office at 1251 Turk Street, San Francisco, CA 94115</i> | | | | |

(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: DD/MM/YY) |
| Public Housing | 1085 | 1035 (as of: 6/20/00) |
| Section 8 | 219 | 260 (as of: 06/01/00) |

- 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 |
|--|

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)

3. Which developments are most affected? (list below) *Hunter’s View, Potrero Terrace/Potrero Annex, Sunnydale, Alice Griffith*

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)

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

Hunter’s View, Potrero Terrace/Potrero Annex, Sunnydale, Alice Griffith

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)

Hunter's View, Potrero Terrace/Potrero Annex, Sunnydale, Alice Griffith

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 III)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Admissions & Occupancy Policy (For Seniors & Elderly \$100 deposits)

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.

16. Fiscal Audit

[24 CFR Part 903.7 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 remain? 1

- 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 **Attachment IV**
 - 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: *see Attachments*
 - 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)
Notices sent to Resident Association Leaders to consider participation in RAB process or select individuals from respective association or development.
- 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)

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. (Multifamily Development and a home ownership program)
- Other: (list below)

3. 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), SFHA will use the HUD criteria detailed in Section III (G) of the notice to define “Substantial Deviation” and “Significant Amendment or Modification,” Specifically:

- Changes to Rent or Admissions Policies on organization of the waiting list
- 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 Action Plan) or change in use of replacement reserve funds under the capital fund
- Additions of new activities not included in the PHDEP Plan;
- And any change with regards to Demolition or Disposition, Designation, Homeownership programs or Conversion activities

Attachments

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

Capital Fund Program is submitted along with Annual Plan

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number 2000 FY of Grant Approval: (07/2000)

FY 2001 Not Available

Original Annual Statement

| Line No. | Summary by Development Account | Total Estimated Cost |
|----------|---|----------------------|
| 1 | Total Non-CGP Funds | |
| 2 | 1406 Operations | \$3,538,731 |
| 3 | 1408 Management Improvements | \$3,443,731 |
| 4 | 1410 Administration | \$1,769,365 |
| 5 | 1411 Audit | -0- |
| 6 | 1415 Liquidated Damages | -0- |
| 7 | 1430 Fees and Costs | \$1,238,556 |
| 8 | 1440 Site Acquisition | -0- |
| 9 | 1450 Site Improvement | \$686,150 |
| 10 | 1460 Dwelling Structures | \$6,181,648 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | \$72,972 |
| 12 | 1470 Nondwelling Structures | \$617,000 |
| 13 | 1475 Nondwelling Equipment | \$95,500 |
| 14 | 1485 Demolition | -0- |
| 15 | 1490 Replacement Reserve | -0- |
| 16 | 1492 Moving to Work Demonstration | -0- |
| 17 | 1495.1 Relocation Costs | -0- |
| 18 | 1498 Mod Used for Development | \$50,000 |
| 19 | 1502 Contingency | -0- |
| 20 | Amount of Annual Grant (Sum of lines 2-19) | \$17,693,653 |
| 21 | Amount of line 20 Related to LBP Activities | \$364,858 |
| 22 | Amount of line 20 Related to Section 504 Compliance | \$719,336 |
| 23 | Amount of line 20 Related to Security | \$2,157,231 |
| 24 | Amount of line 20 Related to Energy Conservation Measures | \$737,815 |

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Total Estimated Cost |
|--|---|----------------------------------|----------------------------|
| | | | |

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

| Development Number/Name HA-Wide Activities | All Funds Obligated (Quarter Ending Date) | All Funds Expended (Quarter Ending Date) |
|--|--|---|
| | | |

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5-Year Action Plan Tables | | | | |
|--|---|---------------------|----------------------------|-------------------------------------|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| | | | | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| | | | | |
| Total estimated cost over next 5 years | | | | |

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

| Public Housing Asset Management | | | | | | | | |
|--|--------------------------|--|---|--|--|-----------------------------------|--|---|
| Development Identification | | Activity Description | | | | | | |
| Name, Number, and Location | Number and Type of units | Capital Fund Program Parts II and III <i>Component 7a</i> | Development Activities <i>Component 7b</i> | Demolition / disposition <i>Component 8</i> | Designated housing <i>Component 9</i> | Conversion <i>Component 10</i> | Home-ownership <i>Component 11a</i> | Other (describe) <i>Component 17</i> |
| | | | | | | | | |
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ATTACHMENT IV

RESIDENT ADVISORY BOARD FY-2001 RECOMMENDATIONS

Our goal is to build more collaborative partnerships with other agencies that provide services to our residents/clients. Among other benefits, this will ensure that there will be no duplication of services to our clientele. Currently, there are 16,280 applicants on the SFHA public housing waiting list, with the turnover vacancy rate of 324. It is for this reason among others that the SFHA wants to close the public housing waiting list. Currently clients are constantly being resequenced (ranked) by the CCS system as new applicants are able to added to our list. Because of this resequencing, often times clients who have remained on the waiting list for several years, must continue to wait for long periods of time because they may be ranked lower than new applicants who meet federal preferences.

- **Mr. Kitrell** noted the fact that there did not seem to be very many 4 and 5 bedroom units available in public housing. Juan Monsanto replied that the demand in public housing was for 1 and 2 bedroom units and that most of the larger families required larger units were located in the Big 4 developments. Juan asked if the SFHA had Single Room Occupancy (SRO) units. Lawrence Andrews replied that Section 8 housing had SRO units, but that public housing did not.
- **Resident** (need to find out his name from sign in sheet) asked if this plan was a continuation of last year's plan. Naja Boyd responded that this plan would constitute the second year of the 2000-2005 Five-Year Plan. (The resident) asked if money from the previous year's Comp Grant would be carried forward if it was not used. Naja Boyd replied that funds are most often times re-allocated for other projects/activities. Needs are re-assessed and re-prioritized because of shortages in funding. For this year's Capital Fund Program, the SFHA might be working with total of \$9-10 million. She told Mr. xx that rents and subsidies make up the SFHA's operating budget.
- Resident: Asked if money from the previous year's Comp Grant would be carried forward if it was not used.
- Jackie Sachs asked if the work scheduled to be done at her unit would be completed. Ms. Boyd replied that she didn't know if all the planned work would be completed, but that the emergency work would be. Ms. Sachs also expressed the concern that there was no elderly studio units represented on the chart. Ms. Boyd said that this would be added later.

Section 8 Families Chart

- At the present, 97% of families in public housing and Section 8 housing meet the criteria for 30% Area Median Income (AMI). As in public housing, the majority of demand is within the 1 or 2 bedroom unit range.
- Mr. Andrews stated that the Section 8 waiting list (for general applicants) has been closed since March 1998 and will probably be opening again before the end of 2001 for new applicants to apply. Ms. Ozan raised a question about the unit size for disabled individuals and if they could ever qualify to have more than a studio for one person. Mr. Andrews answered that the unit size of an individual could be bigger than a studio in order to accommodate necessary medical equipment, for example. Mr. Andrews replied to Mr. Kitrell's question by saying that HUD issues vouchers for Section 8 every year and that this year the SFHA received 500 vouchers. He also explained to Ms. Sachs that units where only one individual resides is reflected on the chart as a family. He further clarified that single, elderly individuals are considered elderly families. Also there is no difference between senior housing and disabled housing. They are one in the same. Section 8 has designated vouchers for senior/disabled households
- Mr. Kitrell asked whether or not a person who had been selected through the Section 8 lottery would be off the waiting list if the SFHA was missing their records. Mr. Andrews replied that the client would not be withdrawn as long as they still had their lottery selection letter with would state their ranking number (#1-10,000). Although the client's name might not appear in the CCS system, their name would still appear in the main lottery list/database. This way, the SFHA can verify an applicant's claim that they were selected from the Section 8 lottery.

- SFHA would target families at or below 30% AMI (however we are currently already exceeding this amount at almost 100%). Median income is calculated by and issued bi-annually by HUD. The city of San Francisco also has their own calculations of median income. For example, the median income for a family of 4 would be approximately \$74,600. This would make the SFHA impose a maximum income allowable for a family of four at \$26,000 (which would be 80% of the area median income).
- Several residents at the meeting posed questions about rent calculation. Ms. Boyd replied that the SFHA has had a policy in place regarding ceiling rent since 1994. She stated that a tenant's rent should never increase so much as to exceed the ceiling rent amount for that client's unit size. She provided a chart itemizing the ceiling rent amounts for the residents in attendance at the meeting.
- Ms. St. Jean asked whether or not a Section 8 resident who earned more money than they did previously would lose their assistance from the SFHA. Mr. Andrews answered that income limits are imposed on both Section 8 residents and Section 8 applicants. He said that there had to be a distinguishing of the two (applicants and current residents). He clarified that applicants who earn above the maximum allowable income will not be allowed into the program, but that current residents depending how high their income gets may be allowed to still receive assistance. The client's rent would be calculated and adjusted according to their increase in earned income, until it reached the maximum rent allowable for their unit size. After a particular client has been earning 'zero subsidies' for 6 months, then their assistance would be terminated. These clients are taken off the program because they are considered to be 'self sufficient'.
- Ms. Ozan and Ms. Sachs asked whether or not disabled residents would get kicked out if they were to suddenly receive a lot of money (winning the lottery for example). Mr. Andrews stated that lump sum increases that are added to any client's account (bank) would not be considered income unless the client actually draws money out of that account to use. As far as assets, only a certain percentage of their total amount/value is applied to their income.
- Changes are put in italicized text. Juan Monsanto stated that the criteria for entrance back to the HOPE VI sites for the relocation residents included looking at the client's criminal record, housekeeping, and current income. Ms. Ozan asked whether or not a current public housing applicant/resident could apply for a unit at the HOPE VI sites. Ms. Boyd answered that for current residents they could apply for a transfer at a HOPE VI site and be placed on a firstcome -firstserved basis. Generally, a public housing resident who applies for a transfer must take the first offer of housing that they get from the Eligibility Department and remain at the same development for 12 months. If they do not take their first offer of housing then they run the risk of being removed from the waiting list. Under special circumstances (such as the client having experienced incidents of domestic violence at the development location offered by Eligibility), the client can be offered housing at a different location.

Local Preferences

- Mr. Kitrell was concerned that the current residents trying to deal with drug problems should receive some assistance from the SFHA while they are in rehabilitation programs. Currently, these residents are fearful of losing their housing and their children. Ms. Boyd replied that the SFHA is currently in the development stages of creating a collaborative with the Gellani House. So far, the SFHA, DHS and Gellani House have met twice regarding the implementation of an 18 month drug rehabilitation program for SFHA residents. In this pilot program, participants would not have to worry about their housing because Gellani House would take the entire family in for treatment. The participant's housing unit would be returned to the SFHA housing stock until such time that the participant is close to successful completion of the program (proposed 90-day window prior to program completion).
- Drug problem current residents with out fear of losing home or children.
- Meet with SFHA and DHS (meet twice already) regarding Rehabilitation
- Program 18 months
- Review plan to assist drug user
- Mr. Kitrell and Ms. Ozan noted that fairly recently, the SFHA and DHS did have a 6-month drug rehabilitation program where DHS would help the resident pay their rent and the SFPD would check the resident's unit, once a week.

- Larger families are located in the Big-4
Single Room Occupancy?
Section 8 has but not Public Housing.
- Is the money from Comp Grant carried forward if not used from the previous year?
- Capital Fund Program – might be 9-10 million this year.
- Programs previously approved may have to be reassessed, re-prioritized because of the shortage of funding.
- Rents and subsidies make up the operating budget.
- Will work be completed at JFK Tower?

Single individuals are considered as families

- Single/elderly individual would be considered an elderly family
- Missing Records: off waiting list
- Section 8 lottering raking 1-10,000 client would still have number ranking letter.
- Names cannot be removed from waiting list (Lottery)
- Target families at or below 30% AMI but we are exceeding this amount at almost 100%
- Medical Income is issued bi-annually by HUD
Family of 4 74,600
Area Median 80% 26,00-28,000 (Which are “ceiling” amounts/maximum)
- **Resident Question:** About Rent Increase
Naja W. Boyd: Should never increase to exceed ceiling rent for client’s unit size. Policy in place – SFHA

Ceiling rent table for public housing

- Eliminates from Section 8
- Income limits
- Distinguish between applicant’s participants
- HUD incentive to stay in public housing once they earn more money
- Section 8 income rent would be adjusted until it reaches maximum rent allowable for the unit size
- Zero subsidies for 6 months, then termination of assistance they are considered Social Security.
- Disabled get big money & do they get kicked out

Participants: **Lump sum increases that are added to their account (banks) won’t be income unless they draw money out of that account.**

Applicant:

Look at assets and take a certain percent to apply to their income (should be noted in the strategy 1 – page 10).

- **Clarification:** Senior and disabled housing same thing.
- Section 8 has designated vouchers for senior/disabled households
- Clearly very diverse population is SFHA
- Aggressive efforts to translate materials, etc.

HOPE VI changes are put in italicized text

Criteria for HOPE VI relocation sites
Criminal Records
Good Housekeeping
Income

- Can regular Public Housing apply for HOPE VI sites?
Yes: Eventually SFHA wants to have site-based waiting list for October 2001
- Risk removal if not taking choice and not move based on for 12 months or if you can substantiate DV at a location that was offered. You have to stay for 12 months once you are in.
- Former Residents have first choice and all that are from the rest of the available slots; the Public Housing can go in 1st come 1st serve.

RESIDENT ADVISORY BOARD FY-2000 RECOMMENDATIONS

Comments were received from the Senior Citywide Council, Section 8 representatives, and Public Housing Family Associations as recommendations to be incorporated in the SFHA Five-year plan. Categorized are the comments as they relate to the respective housing area.

Senior and Disabled Housing

- Seniors would like the Five-year plan to address issues pertaining to their health and safety, educational, and social awareness needs. The Council requested that the following outline be submitted for consideration for inclusion in the Five-year plan:
 - A systematic method of helping seniors and disabled with their physical and social issues needs to be established.
 - Educational programs should be instituted at all senior/disabled housing developments (i.e. English as a second language, yoga, exercise, etc.).
 - An expansion of multilingual services is necessary, especially for monolingual Russian-speaking residents.
 - Transportation availability awareness is a high priority for medical necessity and for activities of daily living.
 - Provide professional training courses to seniors on safety and violence prevention.
 - Establish a food program for the disabled living on fixed incomes.
 - Increase funding to the Citywide Council so that other programs and services can be instituted.
 - Expand Social Services availability

Family Housing

In family housing resident concerns focused on the improvement of the physical infrastructure of the developments, increased security, employment and training, and social services for the youth. Outlined were areas that were raised during the public discussions:

- Funding for parking improvements and infrastructure improvements at Hunter's View and Westside Courts.
- Increase security measures through the enhancement of fencing, video cameras, card key systems, and private security.
- Expansion and 504 remodeling in community areas at Ping Yuen.
- Include funding for tutorial, mentoring, and recreational programs (i.e. basketball, soccer teams)
- Provide social and health services through drug treatment and prevention programs.
- Promote more diversity and multi-cultural linkages through workshops, cultural celebrations, and discussion groups.

SECTION 8

Section 8 representatives presented the following as issues they want referenced in the Agency's Five-year plan:

Include Section 8 units under the San Francisco Rent Ordinance.

- Does the use of Section 8 vouchers extend to those buildings owned by non-profit corporations that are financed by Federal, State, and Local government for housing elderly and disabled.
- Incorporate the grievance process for Section 8 Voucher tenants. Section 8 tenants do not know how to access the process.

- Will Section 8 residents able to participate in the Computer Training offered under the Family Self-Sufficiency Program.
- Since the Payment Standard has been raised how will this affect the annual rent increases faced by tenants currently in Section 8 Voucher rental units who live in the buildings owned by non-profits and designated for the elderly with low incomes and the disabled?

These comments provided the overall input that the resident advisory boards raised during the process of preparing for the five-year plan during fiscal year 2000.

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$1,493,313

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X _____

C. FFY in which funding is requested 2001.

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The San Francisco Housing Authority will continue to provide above baseline police services through a contract with the San Francisco Police Department, which will provide additional staff concentrating on the communities with the highest crime rates. In addition, the Authority will continue its contract with a private security agency to provide around-the-clock security at all developments where crime and drug activities prevail. As for prevention efforts, the Authority will continue to provide funding for two youth-oriented programs: the Pop Warner Football League and the Computer Learning Center Program. Through this combination of crime reduction, securing the properties, and providing safe, healthy activities for children, the Authority hopes to provide an affordable, healthy, and safe environment for low-income families to become self-sufficient and improve their quality of life.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

| PHDEP Target Areas (Name of development(s) or site) | Total # of Units within the PHDEP Target Area(s) | Total Population to be Served within the PHDEP Target Area(s) |
|--|---|--|
| All Developments (See Attached List) | 6,096 | 12,109 |
| | | |

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ **12 Months** X _____ **18 Months** _____ **24 Months** _____ **Other** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

| Fiscal Year of Funding | PHDEP Funding Received | Grant # | Fund Balance as of Date of this Submission * | Grant Extensions or Waivers | Anticipated Completion Date |
|------------------------|------------------------|----------------|--|-----------------------------|-----------------------------|
| FY 1997 | \$1,494,750 | CA01DEP0010197 | \$56,467 | Awaiting Approval | 6/30/01 |
| FY 1998 | \$1,554,540 | CA01DEP0010198 | \$53,170 | Awaiting Approval | 6/30/01 |
| FY 1999 | \$1,348,769 | CA01DEP0010199 | \$-0- | | 6/30/01 |
| FY 2000 | \$1,390,009 | CA01DEP0010100 | \$1,362,315 | | 9/30/01 |
| FY 2001 | \$1,493,313 | CA01DEP0010101 | Awaiting Approval | | 9/30/01 |

* As of 3/31/01, excludes obligations.

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The overall goal of the Authority’s safety and security plan, as described in it’s Blueprint for Change, is to reduce the amount of gang activity, drug-related crime, and empower it’s residents to become self-sufficient, thereby improving their quality of life. This will be accomplished through providing security and prevention services through partnerships with the San Francisco Police Department, local service providers, and collaboration with resident organizations. Overall evaluation and monitoring of the police and security services will be the responsibility of the Administrative Services division of the Authority. The Department of Social Services will work with the local service providers and resident organizations in the provision, evaluation, and monitoring of the prevention programs funded through this grant. The Budget Manager, under the direction of the Finance Department Director, will provide fiscal oversight for the grant.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

| FY 2001 PHDEP Budget Summary | |
|---|---------------|
| Budget Line Item | Total Funding |
| 9110 – Reimbursement of Law Enforcement | \$ 350,000 |
| 9120 – Security Personnel | \$ 600,000 |
| 9130 – Employment of Investigators | |
| 9140 – Voluntary Tenant Patrol | \$ 5,000 |
| 9150 – Physical Improvements | |
| 9160 - Drug Prevention | \$ 538,313 |
| 9170 - Drug Intervention | |
| 9180 - Drug Treatment | |
| 9190 - Other Program Costs | |

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

| 9110 – Reimbursement of Law Enforcement | | | | | Total PHDEP Funding: \$ 350,000 | | |
|--|---------------------|-------------------|------------|------------------------|--|-------------------------------|------------------------|
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | Other Funding (Amount/Source) | Performance Indicators |
| 1. Enforcement | | | 10/01 | 9/02 | 2001 | None | #8 |
| 2. Crime Reduction | | | 10/01 | 9/02 | 2001 | None | #8 |
| 3. Community Policing | | | 10/01 | 9/02 | 2001 | None | #8 |

| 9120 - Security Personnel | | | | | Total PHDEP Funding: \$ 600,000 | | |
|----------------------------------|---------------------|-------------------|------------|------------------------|--|-------------------------------|------------------------|
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | Other Funding (Amount/Source) | Performance Indicators |
| 1. Enforcement | | | 10/01 | 9/02 | 2001 | None | #8 |
| 2. Crime Reduction | | | 10/01 | 9/02 | 2001 | None | #8 |
| 3. Community Policing | | | 10/01 | 9/02 | 2001 | None | #8 |

| 9130 - Employment of Investigators | | | | | Total PHDEP Funding: \$ 0 | | |
|---|---------------------|-------------------|------------|------------------------|----------------------------------|-------------------------------|------------------------|
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | Other Funding (Amount/Source) | Performance Indicators |
| 1. | | | | | | | |
| 2. | | | | | | | |
| 3. | | | | | | | |

| 9140 - Voluntary Tenant Patrol | | | | | Total PHDEP Funding: \$ 5,000 | | |
|---------------------------------------|---------------------|-------------------|------------|------------------------|--------------------------------------|--------------------------------|------------------------|
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | Other Funding (Amount /Source) | Performance Indicators |
| 1. Tenant Patrol | 6,504 | | 10/01 | 9/02 | 2001 | None | |
| 2. | | | | | | | |
| 3. | | | | | | | |

| 9150 - Physical Improvements | | | | | Total PHDEP Funding: \$ 0 | | |
|-------------------------------------|---------------------|-------------------|------------|------------------------|----------------------------------|--------------------------------|------------------------|
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | Other Funding (Amount /Source) | Performance Indicators |
| 1. | | | | | | | |
| 2. | | | | | | | |
| 3. | | | | | | | |

| 9160 - Drug Prevention | | | | | Total PHDEP Funding: \$538,313 | | |
|-------------------------------|---------------------|---|------------|------------------------|---------------------------------------|--------------------------------|------------------------|
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | Other Funding (Amount /Source) | Performance Indicators |
| 1. Youth Programs | 7330 | For all developments where drug & crime activities prevail. | 10/01 | 9/02 | 2001 | None | #7 |
| 2. Supportive Services | 7330 | Same as Above | 10/01 | 9/02 | 2001 | None | #7 |
| 3. Monitor & Evaluation | 7330 | Same as Above | 10/01 | 9/02 | 2001 | None | #7 |

| 9170 - Drug Intervention | | | | | Total PHDEP Funding: \$ | | |
|---------------------------------|------|--------|-------|----------|--------------------------------|-------|------------------------|
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| Proposed Activities | # of | Target | Start | Expected | PHEDEP | Other | Performance Indicators |

| | Persons Served | Population | Date | Complete Date | Funding | Funding (Amount /Source) | |
|----|----------------|------------|------|---------------|---------|--------------------------|--|
| 1. | | | | | | | |
| 2. | | | | | | | |
| 3. | | | | | | | |

| 9180 - Drug Treatment | | | | | | Total PHDEP Funding: \$ | |
|------------------------------|---------------------|-------------------|------------|------------------------|----------------|--------------------------------|------------------------|
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | Other Funding (Amount /Source) | Performance Indicators |
| 1. | | | | | | | |
| 2. | | | | | | | |
| 3. | | | | | | | |

| 9190 - Other Program Costs | | | | | | Total PHDEP Funds: \$ | |
|-----------------------------------|---------------------|-------------------|------------|------------------------|----------------|--------------------------------|------------------------|
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | Other Funding (Amount /Source) | Performance Indicators |
| 1. | | | | | | | |
| 2. | | | | | | | |
| 3. | | | | | | | |

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

| Budget Line Item # | 25% Expenditure of Total Grant Funds By Activity # | Total PHDEP Funding Expended (sum of the activities) | 50% Obligation of Total Grant Funds by Activity # | Total PHDEP Funding Obligated (sum of the activities) |
|------------------------------------|--|--|---|---|
| <i>e.g Budget Line Item # 9120</i> | <i>Activities 1, 3</i> | | <i>Activity 2</i> | |
| 9110 | | 100% | | 100% |
| 9120 | | 100% | | 100% |
| 9130 | | | | |
| 9140 | | 100% | | 100% |
| 9150 | | | | |
| 9160 | | 100% | | 100% |
| 9170 | | | | |

| | | | | |
|--------------|--|-------------|--|-------------|
| 9180 | | | | |
| 9190 | | | | |
| | | | | |
| TOTAL | | \$1,493,313 | | \$1,493,313 |

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”