

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

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# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2000

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

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HUD 50075  
OMB Approval No: 2577-0226  
Expires: 03/31/2002

**PHA Plan  
Agency Identification**

**PHA Name:** *Housing Authority of the County of Los Angeles (HACoLA)*

**PHA Number:** *CA002*

**PHA Fiscal Year Beginning:** (mm/yyyy) *07/2000*

**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
- PHA local offices: *The Plan will also be available at the HACoLA Section 8 Lancaster Satellite office. This office serves the Antelope Valley area of unincorporated Los Angeles County.*

**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
- 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)

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

- Main business office of the PHA
- PHA development management offices
- Other (list below)



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

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
  
- The PHA's mission is: (state mission here)

**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:  
*HACoLA will apply for both Fair Share funding and specially targeted funding such as Family Unification and Welfare to Work Vouchers, as funding become available.*
  - Reduce public housing vacancies: *The Public Housing Assessment System (PHAS) is HUD's performance measurement tool to rate public housing authorities. HACoLA relies on PHAS scores to rate its performance with respect to public housing management. HACoLA will continue its efforts to demonstrate a reduction in the number of vacancies as measured by PHAS Component Number 1: Vacancy Rate.*
  - Leverage private or other public funds to create additional housing opportunities:  
*The Community Development Commission/Housing Authority of the County of Los Angeles administers the HOME and CDBG program for the County of Los Angeles. Additionally, HACoLA has been working with the local TANF agency to develop programs that will bring additional housing opportunities for low-*

*income families. Currently, HACoLA is developing a rental assistance program for homeless families that will be wholly funded by the Los Angeles County Department of Public and Social Services (DPSS). This program should be operational by July 2000. The Housing Authority will evaluate the effectiveness of this collaboration and collect data that may be used to encourage local policy makers to continue to authorize such ventures.*

*HACoLA will also continue to be an active partner in the Los Angeles County Continuum of Care. HACoLA will collaborate with local non-profit service providers and housing developers to bring additional services and housing units to Los Angeles County. Over the next five years, the Housing Authority will strive to add an additional 200 tenant-based and project-based units under the Shelter Plus Care program.*

- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) 98%
- Improve voucher management: (SEMAP score)

*The Housing Authority has not been formally rated under the SEMAP assessment system. However, the advisory scores submitted to HUD in 1999 suggest that the Housing Authority is operating the Section 8 program at a level of high performer. It is the goal of the Housing Authority to maintain such status when the formal system is in place.*

*To achieve this goal, HACoLA will continuously assess the Section 8 program with the intent of improving both SEMAP scores and overall program effectiveness. It is the goal of the Housing Authority to receive a SEMAP score for the Section 8 program in the range of high performer for the next five years and beyond. To achieve this goal, the Housing Authority will begin to use mapping software to capture program data such as pockets of concentrations within twelve months. Additionally, HACoLA will review compliance components such as lease up rate and timeliness of recertifications and inspections on a quarterly basis. If compliance issues arise, HACoLA will immediately implement a plan of action to resolve the discrepancy.*

- Increase customer satisfaction: *HACoLA will measure its performance with respect to customer satisfaction through the RASS evaluation. Second, HACoLA will continue to promote customer satisfaction through staff training and at monthly staff seminars on customer service, diversity, and*

*other relevant topics. The Housing Authority will also explore implementing an annual customer satisfaction survey, modeled after the Public Housing and Section 8 surveys. It is anticipated that such a tool will be developed and made available within twelve months.*

- Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)  
*HACoLA is committed to eliminating fraud and waste in all rental assistance programs. Over the next two years, the Housing Authority will increase fraud prevention efforts by strengthening application materials, providing adequate staff training to all personnel in this area, increasing partnerships with other local government and law enforcement agencies, as well as committing staff to this specific purpose. The goal of the Housing Authority is to initiate investigations into reports of possible fraud within 30 days.*
- Renovate or modernize public housing units: *HACoLA will utilize Capital Funding to continue public housing modernization activities. HACoLA will rely on the PHAS Sub-Indicator Number 2: Capital Fund to measure the adequacy of Capital Fund management. Second, HACoLA will assess the marketability of its public housing stock to the private market by contracting with an outside vendor to perform a market comparitibility study.*
- Demolish or dispose of obsolete public housing: *HACoLA is planning to submit an application to HUD for approval to demolish a 13-unit vacant site located in unincorporated South Los Angeles County. Demolition activity is contingent upon HUD approval.*
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:  
*The Housing Authority will offer mobility counseling to all participants assisted by the Section 8 Welfare to Work program. The Housing Authority will evaluate the effectiveness of this service in twelve months and begin to explore the merits of expanding the program. This will also involve identifying funding for this type of activity on a larger scale. The mobility counseling program offered to Welfare to Work families is being funded 100% by the local Welfare agency.*
- Conduct outreach efforts to potential voucher landlords  
*The Housing Authority will continue to seek opportunities to conduct outreach for potential landlords by increasing participation in area*

*Apartment Association and partnering with City governments. The Housing Authority will increase efforts to participant in city events, particularly in non-impacted areas. The Housing Authority will strive to provide Section 8 landlord seminars in non-impacted areas at least annually.*

- Increase voucher payment standards  
*The Housing Authority will review the Voucher Payment Standard at least annually. If local conditions dictate and/or a significant number of program families, 15% to 20%, are experiencing difficulty in locating units due to increased rents, the Housing Authority will increase the payment standards and seek exception rents from HUD, where appropriate.*
- Implement voucher homeownership program:  
*The Housing Authority has already begun to research this option. However, it is difficult to finalize plans in the absence of a final rule. Once the regulations from HUD are finalized the Housing Authority will explore the possibility of offering a homeownership program for families in the Family Self-Sufficiency program.*
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists: *HACoLA is implementing a Site-Based Waiting List policy for 16 conventional senior housing developments. HACoLA will evaluate the Site-Based Waiting List policy after two years to assess its effectiveness. HACoLA will focus on determining if a Site-Based Waiting List actually reduces the wait period for an applicant to be housed in comparison to the jurisdiction-wide waiting list.*
- Convert public housing to vouchers:
- Other: (list below)

**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: *HACoLA will continue to utilize the principles of Crime Prevention Through Environmental Design (CPTED) in assessing the physical environment of our public housing sites. Furthermore, HACoLA will continue to utilize Public Housing Drug Elimination Program funds, contingent upon HUD's continuation of the program, to implement needed security improvements in public housing.*

Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Other: (list below)

*HACoLA has begun to develop an expansion of supportive services for the frail/elderly residents living in senior public housing developments. HACoLA is aggressively pursuing funding to address the critical needs of its frail/elderly population, such as crisis intervention, mental health services, preventive care, and resident advocacy. Over the next five years, HACoLA will work to establish and expand its Senior Services programs to provide opportunities for the frail/elderly resident population.*

**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: *HACoLA will be able to expand economic development opportunities for residents through the EDSS and Welfare to Work grant initiatives. HACoLA envisions that these funds will initiate greater economic and job opportunities for public housing residents. HACoLA, in partnership with its Resident Councils and community agencies, will increase the percentage of employed persons in public housing by at least 5% per year over five years.*

*HACoLA will continue to partner with the local TANF agency and the local Workforce Initiative Board to identify opportunities for both public housing and Section 8 families. Additionally, the Housing Authority will continue to contract with non-profit providers to assist families who voluntarily enroll in the Family Self-Sufficiency (FSS) program. The Housing Authority will continue to market the FSS program to assisted families. It is anticipated that such efforts will increase the percentage of employed persons in the Section 8 program by at least 10%, over the next five years.*

Provide or attract supportive services to improve assistance recipients' employability: *HACoLA will continue to provide supportive services to increase residents' employability. We will determine our success in this area by the number of partnerships with community agencies, educational institutions, and other local government agencies.*

Provide or attract supportive services to increase independence for the elderly or families with disabilities: *HACoLA will work to expand the number of opportunities for its senior residents to achieve self-sufficiency.*

- Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: *HACoLA will promote equal opportunity and further fair housing by undertaking measures to ensure equal access public housing. This will be accomplished by ensuring that fair housing signs are posted at all site management offices and that residents receive information about fair housing in the quarterly resident newsletter.*
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: *HACoLA will continue to ensure compliance with Section 504 requirements and provide training to staff to better understand residents' diverse backgrounds and needs.*
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

**Other PHA Goals and Objectives: (list below)**

*HACoLA plans to continue program integrity for the Section 8 and conventional public housing programs. This includes implementing additional measures to verify income and assets of program applicants and participants. HACoLA conducts criminal background and credit history to ensure accuracy of applicant information and fraud prevention. Over the next five years, HACoLA will seek opportunities to enter into computer matching programs with other State and local agencies (i.e. local welfare agencies and SWICAS). It is the goal of this agency to have established a computer- matching program with the local Welfare Agency within the three years.*

*The Housing Authority will also seek to strengthen communications with program participants. The Section 8 program will begin to offer tenant workshops at least annually beginning this year. Additionally, the Housing Authority will develop a customer satisfaction survey within twelve months. The information obtained in the survey will be used to formulate policies to improve our delivery of services.*

**Per HUD regulations, the following definitions are provided below:**

**Significant Deviation: It is the intent of the Housing Authority to adhere to the goals and objectives outlined in the Five-Year strategic plan. However, the plan will be modified and re-submitted to HUD should a significant deviation from program goals and objectives occur. Significant Deviations are defined by the Housing Authority as:**

- 1. A change in Program Administration.**
- 2. A significant increase or decrease in program funding.**
- 3. A significant change in the local economy.**
- 4. A need to respond immediately to Acts beyond the control of the Housing Authority, such as earthquakes, civil unrest, or other unforeseen significant event.**
- 5. A mandate from local government officials, specifically the governing board of the Housing Authority, to modify, revise, or delete the long-range goals and objectives of the program.**

**Annual PHA Plan**  
**PHA Fiscal Year 2000**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

*The Housing Authority of the County of Los Angeles (Housing Authority) administers the Section 8 and public housing programs for residents of Los Angeles County. The contents of the Annual Plan reflect the current state of operations and management of the affordable housing programs. As a HUD-designated 'high performer' housing agency, the Housing Authority is submitting to HUD a 'streamlined' version of the Annual Plan. Per HUD regulations, the Annual Agency Plan contains the following attachments: the Capital Fund Five-Year Plan and Annual Statement, Admissions Policy for Deconcentration, PHDEP Plan, and Resident Comments.*

*The Housing Authority will not implement any new discretionary policies for the upcoming Fiscal Year.*

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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## Attachments

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

### Required Attachments:

- (A) Admissions Policy for Deconcentration (CA002a01)
- (B) FY 2000 Capital Fund Program Annual Statement (CA002b01)
- 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
- (C) FY 2000 Capital Fund Program 5 Year Action Plan (CA002c01)
- (D) Public Housing Drug Elimination Program (PHDEP) Plan (CA002d01)
- (E) Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (CA002.e01)
- 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	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
X	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;
X	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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	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: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input 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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **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.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford-ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access-ibility</b>	<b>Size</b>	<b>Loca-tion</b>
Income <= 30% of AMI	58,086	5	5	5	N/A	5	5
Income >30% but <=50% of AMI	46,985	5	5	5	N/A	5	5
Income >50% but <80% of AMI	52,841	5	5	5	N/A	5	5
Elderly	27,344	5	5	5	N/A	5	5
Families with Disabilities	N/A				N/A		
Hispanic	256,666	5	5	5	N/A	5	5
African-American	100,919	5	5	5	N/A	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: 1998-2003
- 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.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input 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	Annual Turnover
Waiting list total	48,168		Not Available
Extremely low income <=30% AMI	Not Available	Not Available	
Very low income (>30% but <=50% AMI)	Not Available	Not Available	
Low income (>50% but <80% AMI)	Not Available	Not Available	
Families with children	23,095	47%	
Elderly families	234	0%	

<b>Housing Needs of Families on the Waiting List</b>			
Families with Disabilities	Not Available	Not Available	
White Non-Hispanic	7902	16%	
Hispanic	9852	20%	
African-American	15,846	33%	
American Indian	118	0%	
Asian/ Pacific Islander	966	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	16,272	33%	
2 BR	14,799	30%	
3 BR	13,109	27%	
4 BR	133	0%	
5 BR	266	0%	
5+ BR	131	0%	
Is the waiting list closed (select one)? <input 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			

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input 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	Annual Turnover
Waiting list total	147,816		Not Available
Extremely low income <=30% AMI	Not Available	Not Available	

<b>Housing Needs of Families on the Waiting List</b>			
Very low income (>30% but <=50% AMI)	Not Available	Not Available	
Low income (>50% but <80% AMI)	Not Available	Not Available	
Families with children	55,182	37%	
Elderly families	4,936	3%	
Families with Disabilities	634	0%	
White Non-Hispanic	19,672	13%	
Hispanic	21,521	15%	
African-American	27,100	18%	
American Indian	245	0%	
Asian/Pacific Islander	2,353	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input 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			

**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: *HACoLA will continue to emphasize effective preventive maintenance procedures and property management as a mechanism to reduce the number of units off-line and decrease unit turnaround time.***

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: *HACoLA will continue to promote mixed-financed housing and homeownership opportunities for Los Angeles County low- and moderate-income residents.***

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)

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

**Strategy 1: Target available assistance to families at or below 30 % of AMI:**  
*HACoLA’s Section 8 program will target housing opportunities for “very low-income” families by meeting the federal targeting requirements. HACoLA’s conventional public housing program will target housing opportunities for “very low-income” families by exceeding the federal targeting requirements.*

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:**  
*HACoLA’s public housing program will continue to offer housing opportunities to families who earn incomes at or below 50% of the 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

- 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: *HACoLA will continue its outreach to racial/ethnic families with disproportionate housing needs for its public housing, Section 8 tenant-based assistance, and homeownership programs.***

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: *HUD policies that adversely affect HACoLA's public housing and Section 8 programs, especially unfunded mandates.*

## **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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	\$6,033,600	
b) Public Housing Capital Fund	\$28,879,540	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$130,524,900	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$874,800	
g) Resident Opportunity and Self-Sufficiency Grants	\$0	
h) Community Development Block Grant	\$475,000	Public housing capital improvements
i) HOME	\$0	
<b>Other Federal Grants (list below)</b>		
HOPWA	\$773,800	Section 8 tenant based assistance
Shelter Plus Care	\$ 2,733,700	Rental assistance

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>2. Prior Year Federal Grants (unobligated funds only)</b> (list below)		
<b>3. Public Housing Dwelling Rental Income</b>	\$8,191,400	Public housing operations
<b>4. Other income</b> (list below)	\$1,755,400	
Intergovernmental Grants	\$26,400	Public housing supportive services
<b>5. Non-federal sources</b> (list below)		
Interest Income	\$2,083,000	Public housing operations
Other Income	\$1,755,400	Public housing operations
<b>Total resources</b>	\$184,106,940	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.79 (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: *Applicant files are 'batched' and sent for suitability review when HACoLA determines that a sufficient amount of vacancies warrant a pool of eligible applicants. The number of 'batched' files is dependent on the number of vacancies.*
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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): *HACoLA also screens applicants' credit history and obtains previous landlord(s) reference(s).*
- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

**(2)Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
- PHA development site management office
- Other (list below): *All applicants must apply by telephone. HACoLA has established a toll free number for residents of the Antelope Valley area. HACoLA is also exploring the option of accepting applications on-line through the HACoLA website.*
- 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? *25*
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? *16*

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

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

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below): *Applicants receive information and can sign up to be on the site-based waiting list at the time HACoLA sends the pre-application packet.*

### **(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: *Applicants who are on a site-based waiting list are offered a vacant unit for the designated site only.*

### **(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)

c. Preference

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): *HACoLA has established an admissions preference for Working Families and Homeless families in public housing.*

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

Date and Time (1)

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families (3)
- Residents who live and/or work in the jurisdiction (2)
- 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)

Working Families (4)  
Homeless Families (1)

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** *In compliance with HUD Notice PIH 99-33, Attachment B, As Amended by PIH Notice 99-51 (HA), which instructs "PHAs should not provide responses to Section 6,*

*Deconcentration and Income Mixing in the PHA Plan” HACoLA will skip Section 6.*

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:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

## **B. Section 8**

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

### **(1) Eligibility**

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

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

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity  
 Other (describe below): *HACoLA will release the name and address of previous landlord if requested by new prospective landlord, as required by HUD regulations.*

### **(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None  
 Federal public housing  
 Federal moderate rehabilitation  
 Federal project-based certificate program

Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?  
(select all that apply)

PHA main administrative office

Other (list below): *Applications for rental assistance are accepted by telephone only. Interested persons may apply for rental assistance by calling (323) 260-3300 Monday thru Friday from 8:00 a.m. to 5:00 p.m. The call is free to local callers. A toll-free telephone number is available to residents in remote areas of the county (Antelope Valley area). Callers outside of the Housing Authority's jurisdiction may incur a cost when calling to register for assistance. HACoLA is also exploring the option of accepting applications on-line through the HACoLA website.*

### **(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:

*HACoLA will provide an extension to search for housing when the family has documented that they have been actively searching for housing but have not been able to locate an affordable rental unit due to local market conditions or particular family situations. Local markets conditions that may affect a families housing search include: high rents, lack of interest by property owners, and/or low vacancy rate. Families must document these conditions in order to be granted an extension. A sample form that can be used for this purpose is provided to families at the time that they receive a new Voucher.*

*HACoLA will provide an extension based on the family's particular situations as well. For example, families with poor credit histories and large families ( six or more) often experience difficult in locating an adequate unit and may need additional time to locate a unit where they can utilize their Section 8 assistance. In most cases, HACoLA will extent search time up to a maximum of 180 days ( six months).*

*Extensions will be also granted for medical reasons and as a reasonable accommodation. Request for extensions under these conditions will generally be subject to a maximum of 180 days also. However, at the direction of the Executive Director of the Housing Authority or his designee, the Housing Authority will extend a Voucher up to a maximum of 270 days. This option is reserved for medical and reasonable accommodations only.*

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)  
*Elderly and Disabled Persons - HACoLA will admit elderly and disabled single persons before able-bodied and non-elderly single persons.*

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

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families (3)
- Residents who live and/or work in your jurisdiction (2)
- 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)  
*Elderly single persons and single disabled persons preference over non-elderly and non-disabled single persons for the Section 8 program. (2)*

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices
- Other (list below) *The Housing Authority provides information to non-profit and government agency partners. These agencies will also help to spread the news through their own newsletters or other publications.*

#### **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:

c. Rents set at less than 30% than adjusted income

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

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

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

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments

No

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)

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)

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)

*Rental data for Los Angeles County area and program information indicating where program families are able to lease units.*

## **(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)

*Exemptions will be granted for homeless families.*

## **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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers		

Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

**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.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

Housing Authority of the County of Los Angeles Section 8 Administrative 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:

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

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

### **B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

## **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 (state name) CA002b01

-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 (state name) CA002c01

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

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  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:

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:

## **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.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: 85 <sup>th</sup> & Miramonte
1b. Development (project) number: CA16-P002-098
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(08/31/00)</u>

5. Number of units affected: 13
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11/01/00 b. Projected end date of activity: 01/31/01

**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.

<b>Designation of Public Housing Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)

Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

#### 2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>
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.)

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

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe

each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

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 (l)]

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

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

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. )

<b>Services and Programs</b>				
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)


**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
<b>Program</b>	<b>Required Number of Participants (start of FY 2000 Estimate)</b>	<b>Actual Number of Participants (As of: DD/MM/YY)</b>
Public Housing		
Section 8		

- 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 used 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)

**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)

**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)

**D. Additional information as required by PHDEP/PHDEP Plan**

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

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment.  
(Attachment Filename: CA002d01)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**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? \_\_\_\_\_
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**

**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 (File name) CA002e01

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:

*Amended Section 8 Admissions Preference Summary to include preference for single elderly and single disabled persons over non-elderly and non-disabled single persons for the Section 8 program.*

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)

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: *Los Angeles Urban County*

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

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

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

### **D. Other Information Required by HUD**

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

*There is no further information requested by HUD at the time of submission of the Public Housing Agency Plan.*

## **Attachments**

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

*There are no additional attachments included in the Agency Plans.*

**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 CA16P-002-501-00 FFY of Grant Approval: (2000)

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$750,000
3	1408 Management Improvements	\$750,000
4	1410 Administration	\$49,500
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$750,000
8	1440 Site Acquisition	
9	1450 Site Improvement	\$361,700
10	1460 Dwelling Structures	\$3,008,900
11	1465.1 Dwelling Equipment-Nonexpendable	\$175,500
12	1470 Nondwelling Structures	\$224,600
13	1475 Nondwelling Equipment	\$407,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	\$1,089,418
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$7,566,618</b>
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	\$327,000
23	Amount of line 20 Related to Security	\$241,000
24	Amount of line 20 Related to Energy Conservation Measures	\$35,700

**Annual Statement**

**Capital Fund Program (CFP) Part II: Supporting Table**

**CA16P002-501-00**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
Operations Agency Wide	Operations	1406	\$750,000
Management Improvements Agency Wide	Criminal Background Checks Resident Services Programs Resident Training Programs Automation Upgrades (Equipment) CPTED (Training)	1408 1408 1408 1408 1408	\$65,000 \$310,000 \$250,000 \$50,000 \$75,000
Administrative	Non-Technical Salaries	1410.1	\$49,500
Fees & Cost	Architectural/Engineering Sundry Planning Costs	1430 1430	\$250,000 \$125,000
CA16P002-001 Carmelitos	Consultant Inspections  Resurface basketball court (Contract) Install lighting in soccer field (Contract) Abate Asbestos and retile floors (Contract) Repair interior walls and repaint the Family Enrichment Center (Contract)	1430 1430  1450 1450 1460 1470	\$140,000 \$235,000  \$25,500 \$10,000 \$150,000 \$15,000
CA16P002-002 Harbor Hills	Install gutters on back side of buildings (Contract) Install 1.6 gallon low flush toilets (Contract) Replace medicine cabinets (Contract) Replace shower valves, tub spouts, and shower heads (Contract) Replace lavatory sinks and base cabinets (Contract)	1460 1460 1460 1460 1460	\$90,000 \$35,700 \$45,000 \$50,000 \$200,000

CA16P002-004 Nueva Maravilla	Install fencing at the senior building (Contract)	1450	\$29,800
	Widen sidewalks (Contract)	1450	\$90,000
	Install shower valves (Contract)	1460	\$100,000
	Replace VCT tile in family units (Contract)	1460	\$290,000
	Replace loose or damaged composition shingles on mansard roofs (Contract)	1460	\$345,000
	Upgrade exterior doors & panic bars in Community Center (Contract)	1470	\$12,600
	Replace windows and bars on Main Hall (Contract)	1470	\$45,000
	Replace air conditioner units in Community Center (Contract)	1475	\$30,000
	CA16P002-014A Westknoll	ADA elevator upgrades (Contract)	1475.3
Relocation of residents during seismic retrofitting of building (Contract)		1495.1	\$515,000
CA16P002-014B Palm	ADA elevator upgrades (Contract)	1475.3	\$51,000
	Relocation of residents during seismic retrofitting of building (Contract)	1495.1	\$513,918
CA16P002-015 Francisquito Villa	Remodel kitchens (Contract)	1460	\$250,000
	Lower thresholds to fire doors throughout the building (Contract)	1460	\$40,000
	Replace kitchen floor tile in all units (Contract)	1460	\$44,000
	Install handicap ramp to side entrance (Contract)	1460	\$45,000
	Replace LED Fire Exit fixtures (Contract)	1475.3	\$15,000
	Install emergency generator (Contract)	1475.3	\$90,000
CA16P002-018 Ocean Park	Replace irrigation system and re-landscape site (Contract)	1450	\$5,500
	Remodel bathrooms and replace floor tile in all units (Contract)	1460	\$85,000
	Replace carpet in senior units (Contract)	1460	\$10,000
	Replace built-up roof (Contract)	1460	\$25,600
	Replace ranges and range hoods (Contract)	1465.1	\$60,000

**Table Library**

CA16P002-021F East 61 <sup>st</sup> Street	Landscape site (Contract)	1450	\$25,000
	Repair and repaint exterior of buildings (Contract)	1460	\$25,000
CA16P002-029 Foothill Villa	Install fluorescent lights (Contract)	1460	\$25,000
	Repair and repaint exterior of building (Contract)	1460	\$90,000
	Abate for termites (Contract)	1460	\$60,000
	Install water proof membrane to balconies (Contract)	1460	\$20,000
	ADA elevator upgrades (Contract)	1475.3	\$90,000
	Replace HVAC in common areas (Contract)	1475.3	\$30,000
	Relocation of residents for termite abatement (Contract)	1495.1	\$60,500
CA16P002-030 Orchard Arms	Slurry coat driveway (Contract)	1450	\$35,000
	Increase site lighting (Contract)	1450	\$10,000
	Replace kitchen sinks (Contract)	1460	\$36,000
	Replace interior and exterior doors (Contract)	1460	\$30,000
	Replace sub-floors (Contract)	1460	\$183,000
	Install carpet in all units (Contract)	1460	\$155,000
	Replace refrigerators (Contract)	1465.1	\$91,500
	Upgrade exit signs (Contract)	1470	\$15,000
	Sound proof elevators (Contract)	1475.3	\$80,000
	CA16P002-048 Arizona & Olympic	Replace roofing, flashing, and gutters (Contract)	1460
Install security screens (Contract)		1460	\$9,000
CA16P002-060A 1324 W. 95 <sup>th</sup> Street	Repair and paint exterior of buildings (Contract)	1460	\$35,000
	Replace vinyl tile and vinyl base (Contract)	1460	\$25,500
	Replace roof (Contract)	1460	\$30,000
	Repair carport (Contract)	1470	\$17,000
CA16P002-060B 1035/37 W. 94 <sup>th</sup> Street	Repair and paint exterior of buildings (Contract)	1460	\$25,000
	Replace composition shingle roof (Contract)	1460	\$25,000
CA16P002-062	Patch cracks & reseal AC paving	1450	\$53,300

**Table Library**

Quartz Hill I	(Contract)	1460	\$30,000
	Repair and paint exterior of building		
	(Contract)	1460	\$15,000
	Replace closet/passage doors (Contract)	1460	\$81,500
	Replace asphalt shingle roofing (Contract)	1465.1	\$12,000
	Replace ranges and range hoods (Contract)	1470	\$80,000
	Convert apartment into Community Room and Management Office (Contract)		
CA16P002-066 Woodcrest I	Replace kitchen cabinets (Contract)	1460	\$30,000
CA16P002-069 Quartz Hill II	Patch cracks & reseal AC paving (Contract)	1450	\$42,600
	Replace asphalt roofing (Contract)	1460	\$81,500
	Replace ranges and range hoods (Contract)	1465.1	\$12,000
CA16P002-078 1027/33 W. 90 <sup>th</sup> Street	Repair and paint exterior of buildings (Contract)	1460	\$40,000
CA16P002-079C 11126 Budlong Ave.	Replace composition shingle roof (Contract)	1460	\$23,800
CA16P002-080A 1535 E. 83 <sup>rd</sup> Street	Replace composition shingle roof (Contract)	1460	\$17,400
CA16P002-124B 1057 W. 106 <sup>th</sup> Street	Replace roof (Contract)	1460	\$35,500
	Repair carport (Contract)	1470	\$10,000
CA16P002-127A 1120 W. 107 <sup>th</sup> Street	Landscape site (Contract)	1450	\$25,000
CA16P002-132B 1309 Imperial Highway	Replace vinyl tile and baseboard (Contract)	1460	\$25,100
<b>GRAND TOTAL</b>			<b>\$7,566,618</b>

**Table Library**

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**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)
Operation	3/31/2002	9/30/2003
Management Imp.	3/31/2002	9/30/2003
Administrative	3/31/2002	9/30/2003
Fees & Costs	3/31/2002	9/30/2003
CA16P002-001 Carmelitos	3/31/2002	9/30/2003
CA16P002-002 Harbor Hills	3/31/2002	9/30/2003
Ca16P002-004 Nueva Maravilla	3/31/2002	9/30/2003
CA16P002-014A Westknoll	3/31/2002	9/30/2003
CA16P002-014B Palm	3/31/2002	9/30/2003
CA16P002-015 Francisquito Villa	3/31/2002	9/30/2003
CA16P002-018 Ocean Park	3/31/2002	9/30/2003
CA16P002-021F East 61 <sup>st</sup> Street	3/31/2002	9/30/2003
CA16P002-029		

Foothill Villa	3/31/2002	9/30/2003
CA16P002-030 Orchard Arms	3/31/2002	9/30/2003
CA16P002-048 Arizona & Olympic	3/31/2002	9/30/2003
CA16P002-060A 1324 W. 95 <sup>th</sup> Street	3/31/2002	9/30/2003
CA16P002-060B 1035/37 W. 94 <sup>th</sup> St.	3/31/2002	9/30/2003
CA16P002-062 Quartz Hill I	3/31/2002	9/30/2003
CA16P002-066 Woodcrest I	3/31/2002	9/30/2003
CA16P002-069 Quartz Hill II	3/31/2002	9/30/2003
CA16P002-078 1027/33 W. 90 <sup>th</sup> St.	3/31/2002	9/30/2003
CA16P002-079C 11126 Budlong Ave.	3/31/2002	9/30/2003
CA16P002-080A 1535 E. 83 <sup>rd</sup> Street	3/31/2002	9/30/2003
CA16P002-124B 1057 W. 106 <sup>th</sup> Street	3/31/2002	9/30/2003
CA16P002-127A 1120 W. 107 <sup>th</sup> Street	3/31/2002	9/30/2003

**Table Library**

CA16P002-132B 1309 Imperial Highway		
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## 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	
CA16P002-097	Monica Manor	2	10.5%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Increase site lighting (Contract)			\$5,500	FFY2001
Provide area drain for garage to street (Contract)			\$1,500	FFY2001
Remove and replace laundry room roof & install new drain (Contract)			\$6,500	FFY2001
Replace building antenna system (Contract)			\$5,000	FFY2001
Replace floor tile (Contract)			\$8,000	FFY2001
Replace water heaters (Contract)			\$2,000	FFY2001
Replace metal garage doors (Contract)			\$4,000	FFY2001
Replace ranges and range hoods (Contract)			\$10,000	FFY2001
Replace rotted wood and reconstruct damaged units (Contract)			\$25,000	FFY2001
Replace garage doors (Contract)			\$2,500	FFY2002
Modify trash areas (Contract)			\$3,000	FFY2002
Repair wrought iron fence (Contract)			\$3,000	FFY2002
<b>Total Estimated Cost</b>			<b>\$76,000</b>	

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**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.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>CA16P002-078</b>	<b>1027-1033 W. 9<sup>th</sup> Street</b>	<b>0</b>	<b>0%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Re-grade and landscape site (Contract)		\$12,500	FFY2001
Remodel bathrooms (Contract)		\$40,500	FFY2001
Replace aluminum windows (Contract)		\$23,400	FFY2001
Replace composition shingle roof (Contract)		\$33,800	FFY2001
Replace vinyl floor tile (Contract)		\$20,300	FFY2001
Repave and re-stripe parking lot (Contract)		\$23,000	FFY2002
Repair stucco and repaint exterior of building (Contract)		\$10,000	FFY2003

<b>Total Estimated Cost</b>	\$163,500
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### 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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-060B</b>	<b>1035/37 W. 9<sup>th</sup> Street</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Repair stucco and repaint building (Contract)			\$7,500	FFY2001
Re-grade and landscape site (Contract)			\$2,000	FFY2002
CPTED improvements (Contract)			\$10,000	FFY2003

<b>Total Estimated Cost</b>	\$19,500	
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**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-124B</b>	<b>1057 W. 106<sup>th</sup> Street</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Replace resilient stair treads and risers (Contract) Replace vinyl floor tile and baseboards (Contract)			\$2,000 \$26,100	FFY2001 FFY2001

<b>Total Estimated Cost</b>	\$28,100
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**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-021C</b>	<b>1100 W. 106<sup>th</sup> Street</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	
			<b>Planned Start Date (HA Fiscal Year)</b>	
Re-grade and landscape site (Contract)			\$2,500	FFY2001
Remodel kitchens and bathrooms (Contract)			\$75,300	FFY2001
Replace aluminum windows (Contract)			\$23,300	FFY2001
Replace built-up roof (Contract)			\$18,000	FFY2001
Replace interior wooden doors (Contract)			\$12,000	FFY2001
Replace water heaters (Contract)			\$5,500	FFY2001
Re-pipe gas, water, and sewer line (Contract)			\$4,000	FFY2002
Seismic retrofit building (Contract)			\$50,000	FFY2002

<b>Total Estimated Cost</b>	\$190,600
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**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-021G</b>	<b>1101-1109 West 91 St Street</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Install smoke detectors (Contract)			\$3,500	FFY2001
Re-grade and landscape site (Contract)			\$8,500	FFY2001
Remodel kitchens and bathrooms (Contract)			\$163,500	FFY2001
Repair stucco and repaint exterior of building (Contract)			\$20,400	FFY2001
Replace aluminum windows (Contract)			\$22,500	FFY2001
Replace closet doors (Contract)			\$4,900	FFY2001
Replace concrete driveway (Contract)			\$48,000	FFY2001
Replace electrical devices and interior lighting (Contract)			\$8,400	FFY2001
Replace exterior metal doors (Contract)			\$5,300	FFY2001
Replace forced air furnaces (Contract)			\$10,500	FFY2001

Replace interior wooden doors (Contract)	\$5,100	FFY2001
Replace plumbing (Contract)	\$6,500	FFY2001
Replace vinyl floor tile and baseboards (Contract)	\$45,000	FFY2001
Replace central water heater (Contract)	\$7,000	FFY2001
Replace vertical blinds (Contract)	\$15,000	FFY2004
Replace carpeting in senior units (Contract)	\$30,000	FFY2004
Re-landscape site (Contract)	\$15,000	FFY2004
<b>Total Estimated Cost</b>	<b>\$419,100</b>	

### 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	
CA16P002-020A	1104 W. 106 <sup>th</sup> Street	1	10%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Dex-o-tex balconies and walkways (Contract)			\$1,500	FFY2002
Increase site lighting (Contract)			\$1,000	FFY2002
Install barbecue area, benches and concrete slab (Contract)			\$800	FFY2002
Install vehicle gate operators (Contract)			\$2,000	FFY2002
Remove/replace trash enclosures with ornamental fence (Contract)			\$1,400	FFY2002
Replace sub-floors with 3/5 plywood (Contract)			\$3,000	FFY2002
CPTED improvements (Contract)			\$15,000	FFY2003
Re-grade and landscape site (Contract)			\$2,500	FFY2003

Replace aluminum windows (Contract)	\$23,250	FFY2003
Replace exposed plumbing (Contract)	\$6,500	FFY2003
<b>Total Estimated Cost</b>	<b>\$56,950</b>	

**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.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>CA16P002-127B</b>	<b>11104 S. Normandie</b>	<b>1</b>	<b>25%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>



CA16P002-079C	11126 Budlong	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
CPTED improvements (Contract)			\$500	FFY2002
Repair/replace carport roof (Contract)			\$500	FFY2002
Re-surface interior stairs (Contract)			\$1000	FFY2002
Replace floor tile (Contract)			\$5000	FFY2002
Replace aluminum windows (Contract)			\$21,600	FFY2003
<b>Total Estimated Cost</b>			\$28,600	

**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	Development Name	Number	% Vacancies

Number	(or indicate PHA wide)	Vacant Units	in Development	
CA16P002-091A	1115-1116 W. 9 <sup>th</sup> Street	16	100%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Increase site lighting (Contract)			\$5,000	FFY2001
<b>Total Estimated Cost</b>			\$5,000	

**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-127A</b>	<b>1120 W. 107<sup>th</sup> Street</b>	<b>1</b>	<b>33.3%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Repair stucco and paint exterior of building (Contract)			\$14,750	FFY2001
Repair concrete paving (Contract)			\$750	FFY2001
Replace water heaters (Contract)			\$1,650	FFY2001
Replace entry way doors and re-key locks (Contract)			\$1,500	FFY2002
Replace toilets with low-flow water savers (Contract)			\$1,200	FFY2002
Replace carpet in senior units (Contract)			\$5,000	FFY2003
Replace floor tile in kitchens & bathrooms (Contract)			\$8,000	FFY2003
Replace roof (Contract)			\$25,000	FFY2003
<b>Total Estimated Cost</b>			<b>\$57,850</b>	

**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-138</b>	<b>11248 Budlong</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
CPTED improvements (Contract)			\$1,000	FFY2002
Re-grade and landscape site (Contract)			\$1,000	FFY2002
Replace entry doors and re-key (Contract)			\$3,000	FFY2002
Replace toilets with low water flow (Contract)			\$2,100	FFY2002
Replace roof (Contract)			\$90,000	FFY2004
Repair stucco and paint exterior of building (Contract)			\$10,000	FFY2004
<b>Total Estimated Cost</b>			<b>\$107,100</b>	

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**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-132A</b>	<b>1221 W. Imperial Highway</b>	<b>1</b>	<b>20%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Replace water heaters (Contract)			\$3,000	FFY2001
Replace motor for vehicle gate (Contract)			\$2,500	FFY2002
Repair stucco and paint exterior of buildings (Contract)			\$10,000	FFY2003
Replace roof (Contract)			\$120,000	FFY2003

<b>Total Estimated Cost</b>	\$135,500
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**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.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>CA16P002-132B</b>	<b>1309 W. Imperial Highway</b>	<b>0</b>	<b>0%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
Replace water heaters (Contract)			\$2,400
Replace entry doors and re-key locks (Contract)			\$3,000
Replace roofs (Contract)			\$45,000
Increase site lighting (Contract)			\$5,000
Replace air conditioners in all units (Contract)			\$30,000
Remodel kitchens and bathrooms (Contract)			\$210,000
Repair stucco and paint exterior of buildings (Contract)			\$40,000
Re-surface driveway and parking areas (Contract)			\$75,000
Replace roof (Contract)			\$35,000
Replace vertical blinds (Contract)			\$10,000
Replace carpets in senior units (Contract)			\$50,000
Replace closet doors (Contract)			\$15,000
Replace refrigerators in senior units (Contract)			\$45,000
Replace wall heating units (Contract)			\$30,000
Re-grade and landscape site (Contract)			\$25,000

<b>Total Estimated Cost</b>	\$620,400
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### 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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-127C</b>	<b>1310 W. 11<sup>th</sup> Street</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Repair stucco and paint exterior of building (Contract)			\$14,750	FFY2001
Repair concrete paving (Contract)			\$750	FFY2001
Replace smoke detectors (Contract)			\$150	FFY2001
Replace water heaters (Contract)			\$1,650	FFY2001
Replace floor tile in kitchens and bathrooms (Contract)			\$4,000	FFY2003
Replace carpet in senior units (Contract)			\$3,000	FFY2003
Replace roof (Contract)			\$25,000	FFY2003

<b>Total Estimated Cost</b>	\$49,300	
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### 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	
<b>CA16P002-60A</b>	<b>1324 W. 9<sup>th</sup> Street</b>	<b>1</b>	<b>25%</b>	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install barbecue pits, benches, and concrete slab (Contract)			\$900	FFY2002
Replace ranges and range hoods (Contract)			\$1,700	FFY2002
CPTED Improvements (Contract)			\$10,000	FFY2003

<b>Total Estimated Cost</b>	\$12,600
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**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.

<b>Optional 5-Year Action Plan Tables</b>			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
CA16P002-079A	1334-1338 W. 106 <sup>th</sup> Street	0	0%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Replace forced air furnace (Contract) Add floor drains to laundry areas (Contract) Install motorized gate (Contract) Remodel kitchens & bathrooms (Contract)			\$6,000
			\$700
			\$3,500
			\$24,000
			Planned Start Date (HA Fiscal Year)
			FFY2001
			FFY2002
			FFY2002
			FFY2002

<b>Total Estimated Cost</b>	\$34,200
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**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
<b>CA16P002-124A</b>	<b>1340 W. 105<sup>th</sup> Street</b>	<b>0</b>	<b>0%</b>
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace resilient stair treads and risers (Contract)			\$4,050
Replace vinyl floor tile and baseboard (Contract)			\$30,000
Replace water heaters (Contract)			\$4,950
Remodel kitchens and bathrooms (Contract)			\$100,000
Replace vertical blinds (Contract)			\$15,000
Replace carpet in senior units (Contract)			\$10,000
			FFY2001
			FFY2001
			FFY2001
			FFY2004
			FFY2004
			FFY2004

Re-grade and landscape (Contract)	\$30,000	FFY2004
<b>Total Estimated Cost</b>	\$194,000	

**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
CA16P002-107B	1525-1529 E. 8 <sup>th</sup> Street	0	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)

Increase site lighting (Contract)	\$3,750	FFY2001
<b>Total Estimated Cost</b>	\$3,750	

**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.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>

CA16P002-080A	1535 E. 83 <sup>rd</sup> Street	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace interior lighting (Contract)			\$1,200	FFY2001
Replace resilient base, stair tread, and risers (Contract)			\$1,450	FFY2001
Replace vinyl floor tile (Contract)			\$3,300	FFY2001
Repair stucco and paint exterior of buildings (Contract)			\$6,000	FFY2003
Replace exterior metal doors (Contract)			\$1,400	FFY2003
<b>Total Estimated Cost</b>			\$13,350	

**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	Development Name	Number	% Vacancies

Number	(or indicate PHA wide)	Vacant Units	in Development	
CA16P002-067	1615-1617 E. 8 <sup>th</sup> Street	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Repair stucco and repaint exterior of buildings (Contract)			\$9,000	FFY2001
Replace composition shingle roof (Contract)			\$12,000	FFY2001
Replace stair treads and risers (Contract)			\$1,800	FFY2001
Replace vinyl tile and baseboards (Contract)			\$7,600	FFY2001
Replace wrought iron doors (Contract)			\$1,500	FFY2002
CPTED improvements (Contract)			\$10,000	FFY2003
Replace aluminum windows (Contract)			\$10,400	FFY2003
Replace forced air furnace (Contract)			\$6,000	FFY2003
<b>Total Estimated Cost</b>			\$58,300	

**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-079B</b>	<b>9410 Budlong</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Repair stucco and paint exterior of building (Contract)			\$7,500	FFY2001
CPTED improvements (Contract)			\$2,000	FFY2002
Replace aluminum windows (Contract)			\$15,900	FFY2003
<b>Total Estimated Cost</b>			\$25,400	

**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-071</b>	<b>Addington &amp; Waldorf</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Repair stucco and repaint exterior of buildings (Contract)			\$9,500	FFY2001
Replace resilient base, stair treads, and risers (Contract)			\$1,000	FFY2001
Replace vinyl floor tile and baseboards (Contract)			\$10,400	FFY2001
Install patio slabs (Contract)			\$600	FFY2002
<b>Total Estimated Cost</b>			<b>\$21,500</b>	

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**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.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>Agency Wide</b>	<b>Administrative Costs</b>		
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
Technical Salaries			\$100,000
Non-Technical Salaries			\$50,000
Travel			\$5,000
Sundry Planning Costs			\$5,000
Technical Salaries			\$100,000
Non-Technical Salaries			\$50,000
Travel			\$5,000
Sundry Planning Costs			\$5,000
Technical Salaries			\$100,000
Non-Technical Salaries			\$50,000
Travel			\$5,000
Sundry Planning Costs			\$5,000
Technical Salaries			\$100,000
Non-Technical Salaries			\$50,000
Travel			\$5,000
Sundry Planning Costs			\$5,000

<b>Total Estimated Cost</b>	\$640,000	
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**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-021B</b>	<b>Amalia</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Upgrade site lighting (Contract)			\$5,000	FFY2001

<b>Total Estimated Cost</b>	\$5,000
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**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-080B</b>	<b>92<sup>nd</sup> &amp; Bandera</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Repair stucco and paint exterior of buildings (Contract)			\$21,600	FFY2001
Replace composition shingle roof (Contract)			\$35,000	FFY2001
Replace forced air furnace (Contract)			\$18,200	FFY2001
Replace gutters and downspouts (Contract)			10,800	FFY2001
Paint wrought iron fence (Contract)			\$400	FFY2002
Seismic retrofit buildings (Contract)			\$45,000	FFY2002
Install 1.6 gallon low flush toilets (Contract)			\$2,500	FFY2003
Install new carpet in senior units (Contract)			\$5,000	FFY2003
Replace kitchen counter tops and cabinets (Contract)			\$15,000	FFY2003
Replace refrigerators in senior units (Contract)			\$10,000	FFY2003
Remodel bathrooms (Contract)			\$18,000	FFY2003
Replace ranges and range hoods (Contract)			\$10,000	FFY2003
Replace kitchen and bathroom floor tile (Contract)			\$10,000	FFY2003

<b>Total Estimated Cost</b>	\$201,500
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**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-056</b>	<b>8739 Beach Street</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Remodel kitchens (Contract)			\$27,800	FFY2001
Repair stucco and repaint exterior of buildings (Contract)			\$11,600	FFY2001
Repair/replace concrete driveway (Contract)			\$12,500	FFY2001
Replace aluminum windows (Contract)			\$10,800	FFY2001
Replace composition shingle roof (Contract)			\$6,400	FFY2001
Replace patio and carport lighting (Contract)			\$1,700	FFY2001
Replace metal doors (Contract)			\$3,700	FFY2001
Replace water heaters (Contract)			\$2,200	FFY2001
Repave parking lot, stripe, and install parking bumpers (Contract)			\$3,500	FFY2002

<b>Total Estimated Cost</b>	\$80,200
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**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.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>CA16P002-091B</b>	<b>Carmelita</b>	<b>0</b>	<b>0%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
Lead-based paint abatement (Contract)			\$25,000
Remodel bathrooms (Contract)			\$13,800
Replace carpet (Contract)			\$3,000
Replace entrance doors (Contract)			\$1,400
Replace kitchen and bathroom vinyl floor tile (Contract)			\$3,000
Replace kitchen cabinets and counter tops (Contract)			\$3,000
Replace kitchen sinks and fittings (Contract)			\$2,500
Replace ranges and range hoods (Contract)			\$1,400
Replace refrigerators (Contract)			\$3,000
Repair stucco and paint exterior of building (Contract)			\$8,000

Replace roof (Contract)	\$23,000	FFY2003
<b>Total Estimated Cost</b>	\$87,100	

### 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	
CA16P002-026	Carmelitos Senior Complex	13	8.39%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace carpeting in all units and common areas (Contract)			\$150,000	FFY2001
Seismic retrofit buildings (Contract)			\$600,000	FFY2001
Relocation of residents during seismic retrofitting work (Contract)			\$235,000	FFY2001

<b>Total Estimated Cost</b>	\$985,000
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**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.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>CA16P002-001</b>	<b>Carmelitos</b>	<b>63</b>	<b>11.3%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>



Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Re-grade and landscape site (Contract)	\$37,500	FFY2001
Replace railings at interior stairwells in all units (Contract)	\$5,500	FFY2001
Replace smoke detectors (Contract)	\$6,000	FFY2001
Replace vertical blinds (Contract)	\$30,000	FFY2003
Install new 1.6 gallon low flush toilets (Contract)	\$35,000	FFY2003
Install floor tile in kitchens and bathrooms (Contract)	\$20,000	FFY2003
Replace carpet in senior units (Contract)	\$65,000	FFY2003
Remodel bathrooms, replace bathtubs and basins (Contract)	\$160,000	FFY2003
Replace ranges and range hoods, and refrigerators in senior units (Cont)	\$60,000	FFY2003
Replace roof (Contract)	\$55,000	FFY2003
Repair stucco and repaint exterior of buildings (Contract)	\$13,000	FFY2003
Remodel kitchens, install new cabinets and counter tops (Contract)	\$230,000	FFY2003
<b>Total Estimated Cost</b>	\$717,000	

**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	% Vacancies in Development

		Units	
<b>CA16P002-021D</b>	<b>East 11<sup>th</sup> Street</b>	<b>1</b>	<b>50%</b>
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Install exterior metal doors (Contract)			\$1,400
Landscape site (Contract)			\$1,500
Repair stucco and repaint exterior of buildings (Contract)			\$4,200
Remodel kitchens (Contract)			\$17,900
Replace electrical devices and interior lighting (Contract)			\$1,000
Replace garage doors (Contract)			\$1,500
Replace interior wooden doors (Contract)			\$3,300
Replace smoke detectors (Contract)			\$1,000
Replace wall and water heaters (Contract)			\$2,200
CPTED improvements (Contract)			\$500
Install lighting in rear carport (Contract)			\$600
Seismic retrofit buildings (Contract)			\$2,000
<b>Total Estimated Cost</b>			<b>\$37,100</b>

**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	
CA16P002-021F	East 6 <sup>th</sup> Street	1	16.7%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Repair concrete driveway (Contract)			\$12,500	FFY2001
Replace aluminum windows (Contract)			\$20,600	FFY2001
Replace built-up roof (Contract)			\$14,400	FFY2001
Replace floor tile in kitchens and bathrooms (Contract)			\$20,500	FFY2001
Replace forced air furnaces (Contract)			\$9,000	FFY2001
Replace gutters and downspouts (Contract)			\$2,000	FFY2001
Replace interior wooden doors (Contract)			\$6,300	FFY2001
Replace metal and garage doors (Contract)			\$8,700	FFY2001
Replace water heaters (Contract)			\$3,300	FFY2001
Convert one garage to carport (Contract)			\$1,500	FFY2002
Convert one garage to laundry area (Contract)			\$3,500	FFY2002
Landscape backyards and re-grade (Contract)			\$2,500	FFY2002
Replace electrical boxes (Contract)			\$1,000	FFY2002
<b>Total Estimated Cost</b>			\$105,800	

### 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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-023</b>	<b>El Segundo I</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Fumigate for termites (Contract)			\$36,000	FFY2002
Relocation residents during abatement of termites (Contract)			\$27,100	FFY2002
Replace patio doors (Contract)			\$6,000	FFY2002
Replace aluminum windows (Contract)			\$200,000	FFY2003
Replace finished hardware (Contract)			\$6,800	FFY2003
Improve site lighting (Contract)			\$10,000	FFY2004
Remodel kitchens and bathrooms (Contract)			\$255,000	FFY2004
Repair stucco and repaint exterior of buildings (Contract)			\$50,000	FFY2004
Replace vertical blinds (Contract)			\$25,000	FFY2004
Replace carpet in senior units (Contract)			\$40,000	FFY2004
Replace closet doors (Contract)			\$35,000	FFY2004
Replace floor tile (Contract)			\$35,000	FFY2004
Repair carports (Contract)			\$55,000	FFY2004
Landscape site (Contract)			\$20,000	FFY2004
<b>Total Estimated Cost</b>			<b>\$800,900</b>	

**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-052</b>	<b>El Segundo II</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Landscape and re-grade site (Contract)			\$16,000	FFY2001
Repair stucco and repaint exterior of buildings (Contract)			\$24,300	FFY2001
Replace forced air furnace (Contract)			\$19,300	FFY2001
Improve site lighting (Contract)			\$5,000	FFY2002
Remodel kitchens & bathrooms (Contract)			\$210,000	FFY2004
Replace vertical blinds (Contract)			\$20,000	FFY2004
Replace carpet in senior units (Contract)			\$40,000	FFY2004
Replace floor tile (Contract)			\$60,000	FFY2004
Replace closet doors (Contract)			\$20,000	FFY2004
Repair carports (Contract)			\$25,000	FFY2004
Re-grade and landscape site (Contract)			\$25,000	FFY2004
<b>Total Estimated Cost</b>			<b>\$464,600</b>	

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**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.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>CA16P002-061</b>	<b>El Segundo II</b>	<b>4</b>	<b>80%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Replace forced air furnace (Contract)		\$6,000	FFY2001
Replace vinyl tile and baseboards (Contract)		\$8,900	FFY2001
Repair wall (Contract)		\$2,000	FFY2002
Re-grade and landscape site (Contract)		\$4,500	FFY2003
Replace aluminum windows (Contract)		\$32,000	FFY2003

<b>Total Estimated Cost</b>	\$53,400
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### 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.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>Agency Wide</b>	<b>Fees &amp; Costs</b>		
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Architectural/Engineering		\$250,000	FFY2001
Sundry Planning Costs		\$125,000	FFY2001
Consultant		\$140,000	FFY2001
Inspections		\$235,000	FFY2001
Architectural/Engineering		\$250,000	FFY2002
Sundry Planning Costs		\$125,000	FFY2002
Consultant		\$140,000	FFY2002
Inspections		\$235,000	FFY2002
Architectural/Engineering		\$250,000	FFY2003
Sundry Planning Costs		\$125,000	FFY2003
Consultant		\$140,000	FFY2003
Inspections		\$235,000	FFY2003
Architectural/Engineering		\$250,000	FFY2004
Sundry Planning Costs		\$125,000	FFY2004
Consultant		\$140,000	FFY2004
Inspections		\$235,000	FFY2004

<b>Total Estimated Cost</b>	\$3,000,000
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**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-029</b>	<b>Foothill Villa</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Install new fire alarm system (Contract)			\$120,000	FFY2002
Install new intercom system (Contract)			\$5,000	FFY2002
Install roll-up gate at parking garage (Contract)			\$7,500	FFY2002
Replace carpet in elevators with tile (Contract)			\$300	FFY2002
Seismic retrofit building (Contract)			\$500,000	FFY2002
Install new air conditioner units (Contract)			\$45,000	FFY2004
Install new carpet in all units (Contract)			\$110,000	FFY2004
Install wall heaters in all units (Contract)			\$55,000	FFY2004
Remodel kitchens & bathrooms (Contract)			\$400,000	FFY2004
Replace boilers (Contract)			\$20,000	FFY2004
Replace closet doors (Contract)			\$30,000	FFY2004

<b>Total Estimated Cost</b>	\$1,281,550
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**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-015</b>	<b>Francisquito Villa</b>	<b>3</b>	<b>3.4%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Replace roof (Contract)			\$50,000	FFY2002
Seismic retrofit building (Contract)			\$550,000	FFY2002
Upgrade kitchen lighting (Contract)			\$10,800	FFY2002

<b>Total Estimated Cost</b>	<b>\$610,800</b>
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**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.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>CA16P002-002</b>	<b>Harbor Hills</b>	<b>25</b>	<b>8.33%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Construct Community Building (Contract)		\$1,400,000	FFY2001
Replace kitchen cabinets and counter tops (Contract)		\$165,000	FFY2001
Replace living room wall heaters (Contract)		\$60,000	FFY2001
Replace ranges and range hoods (Contract)		\$155,000	FFY2001
CPTED improvements (Contract)		\$20,000	FFY2002
Install new storage sheds for all units (Contract)		\$200,000	FFY2002
Install security screens (Contract)		\$105,000	FFY2002
Install fluorescent fixtures in kitchens (Contract)		\$49,018	FFY2002
Rehab bathroom in maintenance area to H/C accessible (Contract)		\$3,000	FFY2002
Remodel kitchens (Contract)		\$200,000	FFY2002
Upgrade central ventilation system in Administration Office (Contract)		\$7,000	FFY2002
Replace bathroom towel bars & toilet paper holders (Contract)		\$10,000	FFY2003

Replace front and back porch light fixtures (Contract)	\$5,000	FFY2003
Replace interior light fixtures (Contract)	\$20,000	FFY2003
Replace living room wall heaters (Contract)	\$10,000	FFY2003
<b>Total Estimated Costs</b>	\$2,229,018	

### 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	
CA16P002-058	Herbert	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Repair stucco and repaint exterior of building (Contract)			\$35,000	FFY2003
Repair/replace roof (Contract)			\$125,000	FFY2003

<b>Total Estimated Cost</b>	\$160,000
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**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-107A</b>	<b>Jarvis</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Increase site lighting (Contract)			\$2,750	FFY2001

<b>Total Estimated Cost</b>		\$2,750

**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.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>CA16P002-004</b>	<b>Nueva Maravilla</b>	<b>17</b>	<b>3.4%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>

Install galvanized wrought iron fencing in family area (Contract) Replace sliding glass doors in family units (Contract)	\$350,000 \$106,200	FFY2002 FFY2002
<b>Total Estimated Cost</b>	\$456,200	

**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

CA16P002-013	Marina Manor I	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install back-up generator (Contract)			\$20,000	FFY2002
Replace emergency call system (Contract)			\$30,000	FFY2002
<b>Total Estimated Cost</b>			\$50,000	

**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	Development Name	Number	% Vacancies

Number	(or indicate PHA wide)	Vacant Units	in Development	
CA16P002-027	Marina Manor II	2	2.8%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install back-up generator (Contract)			\$20,000	FFY2002
Replace emergency call system (Contract)			\$30,000	FFY2002
<b>Total Estimated Cost</b>			\$50,000	

**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	
CA16P002-021H	McBride	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install panic hardware on side exit gate (Contract)			\$1,000	FFY2001
Lead-based paint abatement (Contract)			\$20,000	FFY2001
Replace bedroom windows (Contract)			\$5,000	FFY2001
Upgrade site lighting (Contract)			\$3,500	FFY2001
Install vertical blinds (Contract)			\$2,000	FFY2003
Replace carpeting in senior units (Contract)			\$10,000	FFY2003
Replace refrigerators in senior units (Contract)			\$5,000	FFY2003
Replace ranges and range hoods (Contract)			\$6,000	FFY2003
Remodel kitchens and bathrooms (Contract)			\$40,000	FFY2003
Replace roof (Contract)			\$40,000	FFY2003
Repair stucco and repaint exterior of building (Contract)			\$10,000	FFY2003
<b>Total Estimated Cost</b>			\$142,500	<b>Error! Bookmark not defined.</b>

### 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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-020B</b>	<b>Normandie</b>	<b>1</b>	<b>3.6%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Resurface countertops (Contract)			\$28,000	FFY2002
Replace fascia board as needed (Maintenance)			\$2,800	FFY2002
Remodel kitchens & bathrooms (Contract)			\$120,000	FFY2004
Replace vertical blinds (Contract)			\$15,000	FFY2004
Replace carpeting in senior units (Contract)			\$30,000	FFY2004
Landscape site (Contract)			\$15,000	FFY2004
<b>Total Estimated Cost</b>			<b>\$210,800</b>	

**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-018</b>	<b>Ocean Park</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Paint exterior of building, railings, gates, and staircases (Contract)			\$20,000	FFY2002
Replace refrigerators in senior units (Contract)			\$3,500	FFY2002
Replace vertical blinds in senior units (Contract)			\$3,000	FFY2002
Replace/repair roof and gutters (Contract)			\$5,000	FFY2002
Seismic retrofit building (Contract)			\$80,000	FFY2002
Modify building reception/antenna system on all floors (Contract)			\$2,000	FFY2003
Refurbish emergency com system (Contract)			\$4,000	FFY2003
Remodel bathrooms (Contract)			\$50,000	FFY2003
Replace vertical blinds (Contract)			\$8,000	FFY2003
Replace fire extinguishers and extinguisher boxes (Contract)			\$1,000	FFY2003
Replace mail boxes (Contract)			\$5,500	FFY2004
Replace window screens in all units (Contract)			\$6,500	FFY2004
Resurface driveway with asphalt (Contract)			\$20,000	FFY2004
Upgrade electrical room (Contract)			\$5,000	FFY2004
Remodel laundry room (Contract)			\$20,000	FFY2004
<b>Total Estimated Cost</b>			<b>\$233,500</b>	

## 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	
<b>Agency Wide</b>	<b>Operations</b>			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Operations			\$750,000	FFY2001
Operations			\$750,000	FFY2002
Operations			\$750,000	FFY2003
Operations			\$750,000	FFY2004
<b>Total Estimated Cost</b>			<b>\$3,000,000</b>	

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**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.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>Caa16P002-030</b>	<b>Orchard Arms</b>	<b>0</b>	<b>0%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Seismic Retrofit Buildings (Contract)		\$1,000,000	FFY2001
Install hose bibs (Contract)		\$1,000	FFY2002
Install carpet in all units (Contract)		\$274,000	FFY2004
Install closet doors (Contract)		\$60,000	FFY2004
Install new air condition units (Contract)		\$150,000	FFY2004
Replace boilers (Contract)		\$100,000	FFY2004
Remodel kitchens & bathrooms (Contract)		\$650,000	FFY2004
Repair sub-floors in lobby area (Contract)		\$35,000	FFY2004
Repair stucco and repaint the buildings (Contract)		\$60,000	FFY2004
Replace wall heaters in all units (Contract)		\$120,000	FFY2004

<b>Total Estimated Cost</b>	\$2,450,000
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### 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	
CA16P002-014B	Palm	1	0.8%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install new elevators (Contract)			\$65,000	FFY2001
Remodel bathrooms (Contract)			\$163,885	FFY2001
Replace common area doors (Contract)			\$6,000	FFY2001
Replace doors to all units (Contract)			\$30,000	FFY2001
Install carpet in all units and common areas (Contract)			\$60,000	FFY2002
Install security screens on 1 <sup>st</sup> floor units & back sliding glass doors (Cont)			\$12,000	FFY2002
Install vertical blinds (Contract)			\$20,000	FFY2002
Remodel kitchens, replace countertops & cabinets, floor tile (Contract)			\$250,000	FFY2002
Replace ceiling in laundry room (Contract)			\$1,000	FFY2002
Replace floor tile in laundry room (Contract)			\$700	FFY2002
Replace ranges and range hoods (Contract)			\$180,000	FFY2002
Upgrade fire alarm and intercom systems (Contract)			\$9,000	FFY2002
Install access panel behind refrigerators (Contract)			\$8,000	FFY2002
Install new sprinkler system (Contract)			\$5,000	FFY2003
Replace garage gates (Contract)			\$500	FFY2003
Replace trash chute doors (Contract)			\$3,500	FFY2003

<b>Total Estimated Cost</b>	\$814,585
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**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.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>CA16p002-062</b>	<b>Quartz Hill I</b>	<b>0</b>	<b>0%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
CPTED improvements (Contract)		\$20,000	FFY2002
Replace water heaters (Contract)		\$10,000	FFY2002
Construct Community Center (Contract)		\$350,000	FFY2003
Re-grade and landscape site (Contract)		\$75,000	FFY2004
Install tot-lot (Contract)		\$25,000	FFY2004
Replace closet doors (Contract)		\$30,000	FFY2004

<b>Total Estimated Cost</b>	\$510,000
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**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-069</b>	<b>Quartz Hill II</b>	<b>1</b>	<b>5%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Install rubber stair treads (Contract)			\$8,000	FFY2002
Replace water heaters (Contract)			\$10,000	FFY2002
Install tot-lot (Contract)			\$40,000	FFY2004
Replace closet doors (Contract)			\$30,000	FFY2004
Re-grade and landscape (Contract)			\$75,000	FFY2004

<p><b>Total Estimated Cost</b></p>	<p>\$163,000</p>
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**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	
CA16P002-021A	Simmons	1	25%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Upgrade site lighting (Contract)			\$5,000	FFY2001

<p><b>Total Estimated Cost</b></p>	<p>\$5,000</p>	
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**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-032</b>	<b>Southbay Gardens</b>	<b>3</b>	<b>3%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Replace intercom system (Contract) Seismic retrofit building (Contract)			\$10,000 \$1,650,000	FFY2002 FFY2003

<b>Total Estimated Cost</b>	\$1,660,000
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**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
<b>CA16P002-91C</b>	<b>Triggs</b>	<b>0</b>	<b>0%</b>
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Lead-based paint abatement (Contract)			\$20,000
Remodel kitchens & bathrooms (Contract)			\$17,500
Remove existing driveway and pour new concrete (Contract)			\$6,000
Repair stucco and paint exterior of building (Contract)			\$2,500
Replace electrical devices (Contract)			\$3,500
			FFY2001

Replace plumbing lines (Contract)	\$2,500	FFY2001
Replace wall heaters (Contract)	\$2,000	FFY2001
Replace roofing, flashing, and gutters (Contract)	\$10,000	FFY2001
Replace flooring and install floor tile (Contract)	\$7,000	FFY2002
<b>Total Estimated Cost</b>	<b>\$69,000</b>	

**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
CA16P002-21E	West 10 <sup>th</sup> Street	1	5.6%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)

Repave asphalt parking lot (Contract)	\$8,700	FFY2001
Replace electrical devices and interior lighting (Contract)	\$9,000	FFY2001
Replace garage doors (Contract)	\$1,500	FFY2001
Replace gutters and downspouts (Contract)	\$4,600	FFY2001
Replace interior doors and hardware (Contract)	\$6,700	FFY2001
Replace metal and entry doors (Contract)	\$13,100	FFY2001
Replace carport roof (Contract)	\$8,600	FFY2001
Replace roofing (Contract)	\$23,300	FFY2001
Replace wall furnaces and water heaters (Contract)	\$36,900	FFY2001
Re-grade site and replace irrigation system (Contract)	\$4,000	FFY2002
Remodel kitchens and bathrooms (Contract)	\$20,000	FFY2002
Remove palm trees and repair sidewalks (Contract)	\$1,000	FFY2002
Replace galvanized pipes with copper (Contract)	\$4,000	FFY2002
Replace main electrical panels (Contract)	\$3,500	FFY2002
Replace sub-flooring and install new floor tile (Contract)	\$34,000	FFY2002
<b>Total Estimated Cost</b>	<b>\$178,900</b>	

**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

CA16P002-014A	Westknoll	1	0.7%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Remove dishwasher & install shelving (Contract)			\$10,000	FFY2001
Re-pipe all lateral copper lines (Contract)			\$40,000	FFY2001
Replace kitchen counter tops and cabinets (Contract)			\$180,000	FFY2001
Replace ranges and range hoods (Contract)			\$15,000	FFY2001
Replace trash chute doors (Contract)			\$5,000	FFY2001
Replace front doors to units (Contract)			\$27,000	FFY2001
Replace carpet in units and common areas (Contract)			\$75,000	FFY2001
Replace vertical blinds (Contract)			\$35,000	FFY2001
Re-screen patio doors and replace patio windows (Contract)			\$15,000	FFY2001
Upgrade fire alarm and intercom systems (Contract)			\$9,000	FFY2001
Remodel bathrooms (Contract)			\$150,000	FFY2003
Replace elevators (Contract)			\$90,000	FFY2003
Replace garage gates (Contract)			\$50,000	FFY2003
<b>Total Estimated Cost</b>			\$701,000	

### 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	Development Name	Number	% Vacancies

Number	(or indicate PHA wide)	Vacant Units	in Development	
CA16P002-020C	Williamson	1	25%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install irrigation system and re-landscape (Contract)			\$1,700	FFY2001
Lead-based paint abatement (Contract)			\$20,000	FFY2001
Patch plaster and paint exterior of building (Contract)			\$2,600	FFY2001
Remodel kitchens and bathrooms (Contract)			\$17,500	FFY2001
Replace composition roof (Contract)			\$7,300	FFY2001
Replace concrete in parking areas (Contract)			\$6,100	FFY2001
<b>Total Estimated Cost</b>			\$55,200	

**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.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>CA16P002-0066</b>	<b>Woodcrest I</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Replace composition shingle roof (Contract)			\$30,000	FFY2001
Replace forced air furnace (Contract)			\$15,000	FFY2001
Replace vinyl tile and baseboards (Contract)			\$55,000	FFY2001
Replace water heaters (Contract)			\$5,000	FFY2001
Remove storage cabinet in carports (Contract)			\$500	FFY2002
Repair wrought iron fence (Contract)			\$500	FFY2002
Replace aluminum windows (Contract)			\$32,000	FFY2003
<b>Total Estimated Cost</b>			<b>\$138,000</b>	

## 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	
CA16P002-090	Woodcrest II	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace composition shingle roof (Contract)			\$30,500	FFY2001
Replace forced air furnace (Contract)			\$15,000	FFY2001
Replace vinyl floor tile and baseboards (Contract)			\$55,000	FFY2001
Replace water heaters (Contract)			\$5,000	FFY2001
Seismic retrofit building (Contract)			\$180,000	FFY2002
<b>Total Estimated Cost</b>			\$285,500	

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**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.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>Agency Wide</b>	<b>Management Improvements</b>		
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Criminal Background Checks		\$65,000	FFY2001
Resident Services Programs		\$310,000	FFY2001
Resident Training Programs		\$250,000	FFY2001
Automation & Equipment Upgrades		\$50,000	FFY2001
CPTED Training		\$75,000	FFY2001
Criminal Background Checks		\$65,000	FFY2002
Resident Services Programs		\$310,000	FFY2002
Resident Training Programs		\$250,000	FFY2002
Automation & Equipment Upgrades		\$50,000	FFY2002
CPTED Training		\$75,000	FFY2002
Criminal Background Checks		\$65,000	FFY2003
Resident Services Programs		\$310,000	FFY2003
Resident Training Programs		\$250,000	FFY2003
Automation & Equipment Upgrades		\$50,000	FFY2003
CPTED Training		\$75,000	FFY2003
Criminal Background Checks		\$65,000	FFY2004
Resident Services Programs		\$310,000	FFY2004
Resident Training Programs		\$250,000	FFY2004
Automation & Equipment Upgrades		\$50,000	FFY2004
CPTED Training		\$75,000	FFY2004

<b>Total Estimated Cost</b>	<b>\$3,000,000</b>	
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<b>SUMMARY OF COMMENTS AND QUESTIONS REGARDING AGENCY PLAN</b>	
<b>Comments/Questions</b>	<b>Number of calls received</b>
Request for copy of Agency Plan	13
Request for Section 8 information	6
Request for Conventional Housing information	5
Explanation of Agency Plan	10
Comments Received on Agency Plan	6
Language Issues	2
Other questions	10

1. What is the Agency Plan about? How can I get a Section 8 voucher?
2. What is the Plan? How will it affect me?
3. Plan should be available in La Crescenta area
4. Will the Plan affect my Section 8? How do I move to another apartment?
5. I would like to pay my rent electronically. Housing Authority should take electronic payments for rent.
6. I would like to remove my grandmother from the Section 8 program.
7. Can CGP pay for cable installation for Maravilla?
8. Conditions at Foothill Villa need to be improved; how do I get Section 8?
9. I have Section 8 and I want to move to Marina Manor.
10. What is the Agency Plan about?
11. I have Section 8; can I move out of my apartment and keep the Section 8?
12. What is the Agency Plan? What are vouchers?
13. I got a letter for my appointment with Section 8? Will I keep my Section 8?
14. What is the Agency Plan? Will it affect my Section 8?
15. What is the Agency Plan? We need washing machines at Rosas; can I have a washing machine closer to my unit?
16. The rent has been increased at my unit; what do I do?
17. Request for copy of Agency Plan (Marina Manor resident)
18. Request for copy of Agency Plan (Whittier Manor resident)
19. Request for copy of Agency Plan (Section 8 recipient)  
What is the Plan about?
20. Can I purchase a home with my Section 8?
21. How do I apply for housing?
22. What is the Plan about? What is a voucher?
23. Request for a copy of the plan in Spanish.
24. What is the Plan?
25. What is my status on the waiting list?
26. Anonymous complaint about conditions in North L.A. County
27. My mother lives in Santa Fe Springs and has Section 8; can she move out of the area and keep her Section 8?
28. Request for a copy of the Plan (Section 8 recipient)

29. Will the Plan affect my rent?
30. Do you have to provide the HA with a marriage certificate if there are two people living in a unit?
31. Do you count the income for a live-in aide in the rent?
32. How do I get the ceiling rent?
33. What is the ceiling rent? What would the ceiling rent be for my unit?
34. How do I get the hardship rent? How much is the hardship rent? How long do I keep the hardship rent?
35. I think the community service is a good thing (Flora Sykes)
36. Can a resident council provide be contracted to manage the community service for the Housing Authority?
37. How do I transfer to another site? How do I apply for a transfer?
38. When will community service take effect?
39. The draft plans are in English only. Approximately 80% of site residents speak only Russian.
40. How many hours do I have to do for community service? Does the CDC have any jobs?
41. Is the Housing Authority going to be selling Carmelitos?
42. Request copy of Agency Plan. (Hawthorn)
43. Request copy of Agency Plan. (Los Angeles)
44. Request copy of Agency Plan. (Glendale)
45. Request copy of Agency Plan. (Lynwood)
46. Request copy of Agency Plan. ( Los Angeles)
47. Request copy of Agency Plan. (West Hollywood)
48. Grandmother passed away, no longer need assistance.
49. I have a certificate, if I move will I receive a voucher?
50. Too many Russian's in West Hollywood (Kings Road). Housing Authority must be skipping of people on the waiting list. Happy to see that HUD would be monitoring the Housing Authority. Request copy of Agency Plan (West Hollywood).
51. Will I receive a Housing Choice Voucher if I move.
52. Request copy of Agency Plan (Rosemead)
53. Request copy of Agency Plan ( Montebello)

#### Summary of Written Comments:

- \* The Housing Authority [should] encourage, assist upon request and give priority contracting when applicable, to resident formed non profit organizations who's purposes are to provide services i.e. Activities Programs and Language instruction to site residents.

- \* The Housing Authority [should] provide, upon request, third party translation, or funding for same to Resident Councils where 20% or more of the site residents speak a particular language other than English.
- \* International Society of Arborists tree trimmers be contracted on a Ongoing Maintenance Basis for all larger sites (40 units or more) owned and/or managed by the HACoLA.
- No comprehensive strategies to increase the availability of affordable housing as well as making housing, not public housing, a fundamental right of all.