

PHA Plan

Annual Plan for Fiscal Year 2001

Housing Authority of the City of Sacramento – CA005

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

PHA Plan Agency Identification

PHA Name: Housing Authority for the City of Sacramento

PHA Number: CA005

PHA Fiscal Year Beginning: 01/01

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

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)
 - 23 Resident Organizations
 - Area-Wide Resident Council (RAB)

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)

ANNUAL PLAN
PHA FISCAL YEAR 2001
[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: The Housing Authority for the City of Sacramento is committed to providing decent, safe and affordable housing and rent assistance opportunities to very low-income and low-income families, seniors, and disabled/handicapped individuals.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:

- Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Sacramento PHA Goals and Objectives: (list below)

Goal: To continue to achieve highest rating through HUD's new Public Housing Assessment System (PHAS).

Objective:

1. To collect rent revenues and reduce bad debt write-offs.
2. To maintain lease-up rate at 98% for public housing programs.

Goal: To achieve the highest rating through HUD's Section 8 Management Assessment System (SEMAP).

Objective:

1. To maximize Section 8 lease-up potential within the Annual Budget Authority approved by HUD.
2. To increase Section 8 lease-up through new allocations received as a result of HUD properties opting-out of project-based programs or pre-paying FHA loans.

Goal: To develop proactive strategies to support and enhance services and opportunities provided to program participants, including Welfare-to-Work homeownership and resident support programs.

Objective:

1. To continue to provide staff support to the Public Housing Homeownership program.

2. To provide opportunities for training programs, mentorships, work-study programs, and resident operated enterprises that will coordinate with Welfare Reform; and ensure that not less than 50% of these resources are offered to lower income families.
3. To continue to implement the Family Self-Sufficiency (FSS) program in the Conventional and Section 8 housing programs.
4. To continue to apply for and obtain grant funds to increase program/services for public housing and Section 8 participants.

Goal: To maintain the physical integrity of all Agency-owned units including buildings and grounds.

Objectives:

1. To encourage the use of latest building materials and technologies that will provide long-term durability, reduced energy consumption, and reduced long-term maintenance costs.
2. To administer the modernization of agency owned properties to the maximum extent possible thereby enhancing their marketability in what may become a free market environment.

Goal: To achieve financial stability by maximizing Agency fiscal resources.

Objectives:

1. To continue to refine overall Authority administration and operations wherever and whenever possible to enhance effectiveness and efficiency.

**Annual PHA Plan
PHA Fiscal Year 2001**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration, (Attachment CA005a02)
- FY 2001 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan, Attachment CA005a13
- Comments of Resident Advisory Board or Boards (**included in PHA Plan text**)

Other Required Attachments (List below, providing each attachment name)

- Section 8 Administrative Plan, Attachment CA005a01 (**to be transmitted separately**)
- The Housing Authority of the City and County of Sacramento's Admissions and Occupancy Plan, Attachment CA005a02 (**to be transmitted separately**)
- Certification of Consistency with the Consolidated Plan, Attachment CA005a03 (original to be mailed to the field office)
- Civil Rights Certification Response, Attachment CA005a04 (original to be mailed to the field office)
- Certification of High Performance, Attachment CA005a05 (original to be mailed to the field office)
- Follow-Up Plan to Resident Service and Satisfaction Survey, Attachment CA005a06
- Pet Policy, Attachment CA005a07
- Membership of the Resident Advisory Board, Attachment CA005a08
- Implementation of Public Housing Resident Community Service Requirement, Attachment CA005a09
- Statement of Progress in Meeting the 5-Year Plan Mission and Goals, Attachment CA005a10
- Resident Membership of PHA Governing Board, Attachment CA005a11
- Assessment of any Demographic Changes in Public Housing Developments with Site-Based Waiting Lists, Attachment CA005a12
- HUD 50075 – PHDEP Plan, Attachment CA005a13

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	Annual Plan
X	State/Local Government Certification of Consistency with the Consolidated Plan	Annual Plan
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.	Annual Plan
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
X	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 checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	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 checked="" 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 checked="" 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
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
X	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 Office of Equal Opportunity in Construction (OEOC) Families in the Jurisdiction/s Served by the PHA

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	127,502	5	5	5	5	5	5
Income >30% but <=50% of AMI	87,869	5	5	5	5	5	5
Income >50% but <80% of AMI	108,043	3	3	3	3	3	3
Elderly	7,560	5	5	5	5	5	5
Families with Disabilities	51,819	5	5	5	5	5	5
Race/Ethnicity - White	783,326	4	4	4	4	4	4
Race/Ethnicity - African American	97,129	4	4	4	4	4	4

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Race/Ethnicity - Alaskan Native /American Indian	12,068	4	4	4	4	4	4
Race/Ethnicity - Pacific Islander /Asian	93,344	4	4	4	4	4	4

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: 1998-2002
- 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:

- Analysis of Impediments and Recommendations to Eliminate Impediments for Fair Housing Planning, February 6, 1996.

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover

Housing Needs of Families on the Waiting List			
Waiting list total	20,050		749
Extremely low income <=30% AMI	16,636	82%	
Very low income (>30% but <=50% AMI)	2,878	14%	
Low income (>50% but <80% AMI)	476	2%	
Families with children	11,027	55%	
Elderly families	5,012	25%	
Families with Disabilities	2,765	13%	
Race/ethnicity White	7,793	38%	
Race/ethnicity African American	8,106	40%	
Race/ethnicity American Indian	1,502	7%	
Race/ethnicity Asian	1,885	9%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	7,586	37%	Not known at this time
2 BR	8,571	42%	Not known at this time
3 BR	3,302	16%	Not known at this time
4 BR	365	1%	Not known at this time
5 BR	172	0%	Not known at this time
5+ BR	0	0%	Not known at this time

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

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	29,567		1,788
Extremely low income <=30% AMI	18,312	61%	
Very low income (>30% but <=50% AMI)	8,448	28%	
Low income (>50% but <80% AMI)	2,742	9%	
Families with children	17,149	58%	
Elderly families	7,096	24%	
Families with Disabilities	2,946	9%	
Race/ethnicity White	13,629	46%	
Race/ethnicity African American	10,809	36%	
Race/ethnicity American Indian	974	3%	
Race/ethnicity Asian	3,301	11%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	N/A
2 BR	N/A	N/A	N/A
3 BR	N/A	N/A	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs : The PHA will continue to analyze the wait list .

The list is currently open; and, will remain open through this year through this year. We will respond to any needs identified as a result of the analysis.

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	4,223,787	
b) Public Housing Capital Fund	4,930,000	
c) Previous Year Capital Fund Receipts	9,247,685	
d) HOPE VI Revitalization	N/A	
e) HOPE VI Demolition	N/A	
f) Annual Contributions for Section 8 Tenant-Based Assistance	N/A	
g) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
h) Prior Year Drug Elimination Program Receipts	938,882	
i) Resident Opportunity and Self-Sufficiency Grants	N/A	
j) Community Development Block Grant	N/A	
k) HOME	N/A	
Other Federal Grants (list below)		
1997 Youthbuild Grant	221,889	Public Housing Operations
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Financial Resources Planned Sources and Uses		
Sources	Planned \$	Planned Uses

PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

- At full application

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)

- Credit history

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)

- Section 8 Housing and Applications Division

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? 6

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? 3

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? 6

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)

- Section 8 Housing and Applications Division

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

- Handicap/Disability
- Closer to employment/childcare

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

- Local special needs
- Elderly/Disabled
- Extremely Low Income (30% or less AMI)
- Witness Relocation

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

- 1/20/00 11:50am

Former Federal preferences:

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

Other preferences (select all that apply)

- 5 Working families and those unable to work because of age or disability
- 8 Veterans and veterans’ families
- 3 Residents who live and/or work in the jurisdiction
- 5 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
- 2 Victims of reprisals or hate crimes
- Other preference(s) (list below)

- 1 Local special needs
- 2 Witness Relocation
- 4 Extremely low income (30% or less AMI)
- 6 Elderly/Disabled

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- 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)

- Tenant history
- Damage Claims
- History of Evictions

(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)

- By mail to S.H.R.A. P.O. Box 2071 Sacramento Ca. 95812-2071
- Starting 1/1/2000 by telephone (916) 492-2248

(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:

- Medical reasons
- Hard housing market

(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)

- Local special needs
- Elderly/Disabled
- Extremely Low Income (30% or less AMI)
- Witness Relocation

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

- 1/20/00 12:01pm

Former Federal preferences

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

Other preferences (select all that apply)

- 5 Working families and those unable to work because of age or disability
- 8 Veterans and veterans' families
- 3 Residents who live and/or work in your jurisdiction
- 5 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

- 2 Victims of reprisals or hate crimes
- Other preference(s) (list below)

- 1 Local special needs
- 2 Witness Relocation
- 4 Extremely Low Income (30% or less AMI)
- 6 Elderly/Disabled

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)

- Newspapers including monthly papers
- TV and Radio
- Homeless advocates
- Social services

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

f. Rent re-determinations:

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

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

- Whenever there is a change in family composition.
- Whenever a person with income joins the household.

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)

- Bi-Annually

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)

(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)

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.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1,905	211≈
Section 8 Vouchers	1,680	936≈ (the average turnover for all Section 8 programs is 78 participants per month)
Section 8 Certificates	3,636	
Section 8 Mod Rehab	42	
Special Purpose Section 8 Certificates/Vouchers (list individually)	1,836	
Public Housing Drug Elimination Program (PHDEP)	1,259≈	N/A
Other Federal Programs(list individually)	N/A	N/A

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: see Occupancy Policy
- (2) Section 8 Management: see Section 8 Admin 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)

Section 8 Housing and Applications Office
701-12th Street
Sacramento

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)

-or-

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

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

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number CA30P00550801 FFY of Grant Approval: (2001)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	\$256,400
4	1410 Administration	\$492,446
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$544,054
8	1440 Site Acquisition	
9	1450 Site Improvement	\$149,143
10	1460 Dwelling Structures	\$3,115,418
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	\$217,000
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	\$150,000
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	\$4,924,461
21	Amount of line 20 Related to LBP Activities	\$340,136
22	Amount of line 20 Related to Section 504 Compliance	\$191,036
23	Amount of line 20 Related to Security	\$55,000
24	Amount of line 20 Related to Energy Conservation Measures	\$599,074

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA – Wide Activites Management Improvements	Resident Initiatives	1408	\$10,000
	Health & Education	1408	\$20,000
	Employment Training	1408	\$170,000
	Computers & Equipment	1408	\$56,400
Administration	Administrative costs – Salaries, Benefits & Sundry Items	1410	\$492,446
Fees and Costs	Architects/Engineers/Consultants Planning Costs/Building Permits and Fees	1430	\$544,054
Relocation	Relocation Team	1495.1	\$150,000
CA30P005001 New Helvetia I Development	Hazardous Sidewalk Replacement	1450	\$35,864
	Deferred Maintenance	1460	\$265,470
	Interim Lead Based Paint Measures & Risk Assessment	1460	\$15,000
CA30P005002 River Oaks Village Development	Hazardous Sidewalk Replacement	1450	\$8,792
	Major Modernization and Abatement of Lead Based Paint & Asbestos	1460	\$1,910,368
	Interim Lead Based Paint Measures & Risk Assessment	1460	\$13,900
	CNG Fueling Station	1470	\$217,000
CA30P005003 New Helvetia II Development	Interim Lead Based Paint Measures & Risk Assessment	1460	\$5,000
	Deferred Maintenance	1460	\$176,980

CA30P005005 Sutterview Apts	Fire Alarm System	1460	\$15,000
CA30P005006 Sierra View Apts	Fire Alarm System	1460	\$15,000
CA30P005007 Capitol Terrace Apts	Hazardous Sidewalk Replacement	1450	\$6,500
CA30P005008 Comstock Apts	Hazardous Sidewalk Replacement	1450	\$8,000
	Roofing	1460	\$85,000
CA30P005009 Washington Plaza Apts	Hazardous Sidewalk Replacement	1450	\$8,200
	Fire Alarm System	1460	\$15,000
CA30P005010 Big Trees Apts	Roofing	1460	\$85,000
	Fire Alarm System	1460	\$15,000
CA30P005011 Sherman Oaks Apts	Security Fencing	1450	\$55,000
	Fire Alarm System	1460	\$15,000
CA30P005012 Lincoln Manor Apts	Deferred Maintenance	1460	\$50,000
	Fire Alarm System	1460	\$15,000
CA30P005013 William Land Villa	Hazardous Sidewalk Replacement	1450	\$2,315
CA30P005014 Clauss Court	Hazardous Sidewalk Replacement	1450	\$3,624
CA30P005015 Gibson Oaks Apts	Fire Alarm System	1460	\$15,000
CA30P005016 Riverview Apts	Hazardous Sidewalk Replacement	1450	\$5,000
	Fire Alarm System	1460	\$15,000

CA30P005017 Pine Knoll Apts	Hazardous Sidewalk Replacement	1450	\$1,080
	Fire Alarm System	1460	\$15,000
CA30P005018 Grand Casa Linda Apts	Mold/Mildew Abatement	1460	\$50,000
CA30P005019 Various City Scattered Sites	Roofing	1460	\$29,000
CA30P005020 River Oaks Scattered Sites	Roofing	1460	\$7,500
	Interim Lead Based Paint Measures & Risk Assessment	1460	\$35,400
CA30P005021 Substantial Rehab	Interim Lead Based Paint Measures & Risk Assessment	1460	\$27,600
	Hazardous Sidewalk Replacement	1450	\$3,124
CA30P005022 Alkali Flats	Exterior Repairs/Termite Eradication	1460	\$172,000
	Hazardous Sidewalk Replacement	1450	\$2,500
CA30P005024 Oak Park Single Family	Hazardous Sidewalk Replacement	1450	\$1,576
CA30P005025 Substantial Rehab	Interim Lead Based Paint Measures & Risk Assessment	1460	\$28,200
	Hazardous Sidewalk Replacement	1450	\$3,784
CA30P005035 City Minor Rehab	Interim Lead Based Paint Measures & Risk Assessment	1460	\$24,000
	Hazardous Sidewalk Replacement	1450	\$3,784

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)
CA 5-001 New Helvetia I	06/30/2003	06/30/2005
CA 5-002 River Oaks	06/30/2003	06/30/2005
CA 5-003 New Helvetia II	06/30/2003	06/30/2005
CA 5-005 Sutterview Apts.	06/30/2003	06/30/2005
CA 5-006 Sierra View	06/30/2003	06/30/2005
CA 5-007 Capitol Terrace	06/30/2003	06/30/2005
CA 5-008 Comstock Apts.	06/30/2003	06/30/2005
CA 5-009 Washington Plaza	06/30/2003	06/30/2005
CA 5-010 Big Trees Apts.	06/30/2003	06/30/2005
CA 5-011 Sherman Oaks	06/30/2003	06/30/2005
CA 5-012 Lincoln Manor	06/30/2003	06/30/2005
CA 5-013 William Land Villa	06/30/2003	06/30/2005
CA 5-014 Colonial Heights	06/30/2003	06/30/2005
CA 5-015 Gibson Oaks	06/30/2003	06/30/2005

CA 5-016 Riverview Apts.	06/30/2003	06/30/2005
CA 5-017 Pine Knoll Apts	06/30/2003	06/30/2005
CA 5-018 Grand Casa Linda	06/30/2003	06/30/2005
CA 5-019 City Scattered Sites	06/30/2003	06/30/2005
CA 5-020 River Oaks Scats	06/30/2003	06/30/2005
CA 5-021 Substantial Rehab. NH	06/30/2003	06/30/2005
CA 5-022 Alkali Flats	06/30/2003	06/30/2005
CA 5-023 Oak Park Single Family	06/30/2003	06/30/2005
CA 5-024 Oak Park Townhouses	06/30/2003	06/30/2005
CA 5-25 Substantial Rehab. K	06/30/2003	06/30/2005
CA 5-027 Connie/Fairgrounds	06/30/2003	06/30/2005
CA 5-035 City Minor Rehab.	06/30/2003	06/30/2005
CA 5-038 Folsom /Rio Lane	06/30/2003	06/30/2005
CA 5-039 Vista Arms/4 th Ave	06/30/2003	06/30/2005
CA 5-040 Coral Gables	06/30/2003	06/30/2005
CA 5-041 Various City Sites	06/30/2003	06/30/2005
CA 5-042 Mandy/Meadowview	06/30/2003	06/30/2005

(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) HUD-52834, parts I & II Attachment CA005a06 (to be added once Capital Fund Program information has been completed)

-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.)

Demolition/Disposition Activity Description	
1a. Development name: Family Scattered 1b. Development (project) number: CA30P005019	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>01/11/00</u>	
5. Number of units affected: 4 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 01/06/01 b. Projected end date of activity: 05/31/02	

Demolition/Disposition Activity Description	
1a. Development name: Sacramento City 1b. Development (project) number: CA30P005020	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>01/11/00</u>	
5. Number of units affected: 1 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 01/06/01 b. Projected end date of activity: 05/31/02	

Demolition/Disposition Activity Description	
1a. Development name: Sacramento City 1b. Development (project) number: CA0P005021	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>01/11/00</u>	
5. Number of units affected: 1 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 01/06/01 b. Projected end date of activity: 05/31/02	

Demolition/Disposition Activity Description	
1a. Development name: Family Scattered Sites 1b. Development (project) number: Ca30P005025	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>01/11/00</u>	
5. Number of units affected: 3 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 01/06/01 b. Projected end date of activity: 05/31/02	

Demolition/Disposition Activity Description	
1a. Development name: City Minor Rehab 1b. Development (project) number: CA30P005035	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>01/11/00</u>	
5. Number of units affected: 1 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 01/06/01 b. Projected end date of activity: 05/31/02	

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: single family dwellings	
1b. Development (project) number: various developments	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I	
<input checked="" 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 checked="" 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:	
12/30/1996	
5. Number of units affected: 345	
6. Coverage of action: (select one) - None	
<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 (1)]

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?

April 28, 2000

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.)

- 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)

Senior/family developments and scattered sites.

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)

Senior/family developments and scattered sites.

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)

Senior and family developments and scattered-sites

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 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 2001 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

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? 2
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name)
- Provided below:

Comments Received from Legal Services of Northern California

Comment 1 SHRA should supply figures to replace the “N/As” on the statement of needs chart in the annual plan by the next annual plan; 2) to be consistent with the Consolidated Plan, SHRA should lower the affordability rating for households earning between 51-80% of median.

Response: Agree to item 1, the rating has been changed from “N/A” to “4” for all ethnic groups in all categories.

Agree to item 2, the rating has been changed from a “5” to a “3” for the affordability rating for households earning between 51 -80% of median.

Comment 2: Indicate that “rent burden” remains a preference for both conventional housing and Section 8 housing in order to correct the Plan’s internal inconsistency and to ensure consistency with the Consolidate Plan.

Response: Agree. The preference was inadvertently left out.

Comment 3: SHRA should provide a preference to applicants for Section 8 housing who are enrolled currently in education, training or upward mobility programs to in order to avoid violating fair housing laws.

Response: Agree. The preference was inadvertently left out.

Comment 4: Prioritize all preferences by indicating the priority that SHRA will assign to a given preference.

Response: Agree. Preferences were assigned a prioritization number.

Comment 5: The agency should be directed to work with representatives of the advocacy community to amend its applications materials to ensure that they accurately reflect the preferences that appear in the PHA Plan.

Response: Staff amended its application materials to reflect the preferences that appear in the PHA Plan.

Comment 6: SHRA should make the statement of needs consistent with the Consolidated Plan before checking off box that indicates there is no consistency between the draft plans and Consolidated Plan.

Response: PHA Plans are consistent with the Consolidated Plan.

Comments Received from the Residents

Comment 1: SHRA should not spend as much of its budget on repairs to its infrastructure and spend more on social services, particularly to cover the cost of education and discounts for cable TV and internet services.

Response: The primary purpose of the Capital Fund Program is to modernize the Agency's housing stock. Educational grants, cable TV and Internet subscriptions are not eligible items under the Capital Fund Program.

Comment 2: SHRA should get more input from women about women's needs in regards to building security enhancements.

Response: During the design phase for security enhancements, a committee will be formed that includes residents to discuss security issues.

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:
- Other: (list below)

Changes were made in response to comments 1, 2, 3, 4 and 5 from Legal Services of Northern California. No changes were made from the comments received from the residents.

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)

- City Council
- County Board of Supervisors

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: (provide name here) 1998-1992 Consolidated Plan City and County of Sacramento

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.

Attachments

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

Section 8 Administrative Plan, Attachment CA005a01 will be transmitted separately.

Public Housing's Admission and Occupancy Policy, Attachment CA005a02 will be transmitted separately.

Certification of Consistency with the Consolidated Plan, Attachment CA005a03's original will be mailed to the field office.

Civil Rights Certification Response, Attachment CA005a04's original will be mailed to the field office.

Certification of High Performance, Attachment CA005a05's original will be mailed to the field office.

HUD Survey Follow-Up Plan to Resident Service and Satisfaction Survey, Attachment CA005a06 is included with this text.

Pet Policy, Attachment CA005a07 is included with this text.

Membership of the Resident Advisory Board, Attachment CA005a08 is included with this text.

Implementation of Public Housing Resident Community Service Requirement, Attachment CA005a09 is included with this text.

Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals, Attachment CA005a10 is included with this text.

Resident Membership of PHA Governing Board, Attachment CA005a11 is included with this text.

Assessment of any Demographic Changes in Public Housing Developments with Site-Based Waiting Lists, Attachment CA005a12 is included with this text.

HUD 50075 – PHDEP Plan, Attachment CA005a13 is included with this text.

Attachment CA005a03
Certification of Consistency with the Consolidated Plan

I certify that the proposed Comprehensive Agency Plan is consistent with the jurisdiction's current approved Consolidated Plan.

Applicant Name: Housing Authority of the City of Sacramento

Project Name: The Comprehensive Agency Plan

Location: City of Sacramento

Name of
Certifying Jurisdiction: City of Sacramento

Certifying Official
of the Jurisdiction Name: Jimmie Yee

Title: Mayor

Signature: _____

Date: _____

Attachment CA005a04
Civil Rights Certification Response

The Housing Authority of the City of Sacramento does hereby agree and certify that it will carry out this Agency Plan in compliance with all applicable civil rights requirements and will affirmatively further fair housing. In particular, we will comply with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990. This is in continuation of our long-standing anti-discrimination tradition.

ANNE M. MOORE
Executive Director

Date

Attachment CA005a05
Certification of High Performance

The Housing Authority of the City of Sacramento is a designated High Performer according to HUD's Public Housing Assessment System (PHAS).

ANNE M. MOORE
Executive Director

Date

Attachment CA005a06
HUD Survey Follow-Up Plan to Resident Service and Satisfaction Survey

SECURITY:

The Authority has opened a Neighborhood Police Office in the Dos Rios complex.

Funding Source: Drug Elimination Grant

There are two Neighborhood Police Officers at River Oaks, New Helvetia, Meadowview, Oak Park and Young Street.

Funding Source: Operations budget and Drug Elimination Grants.

The Authority sent eight resident representatives from six separate complexes to HUD's 3rd Annual National Conference on Resident Involvement in Crime Prevention in San Antonio, Texas on April 25 to 27, 2000.

Funding Source: Capital Fund Resident Initiatives

The Authority sponsored personal safety and self-defense classes for residents.

Funding Source: Volunteer instructor obtained through the Neighborhood Police officers.

The Authority is unable to propose more specific programs without information from the resident response. This information would tell us where the problems exist and allow us to address the resident issues.

RESIDENT SERVICES:

The Authority currently has the following activities in place:

Elderly and Disabled Services includes a grocery shuttle, telecare, senior nutrition, needs assessments and assistance referrals through Volunteers of America.

Home purchasing and credit counseling are offered to residents and applicants through the Agencies Home Ownership Program.

English as a second language classes, after school tutoring, youth sports league, fitness center, resident employment training and career corporation that benefits youth 14-21.

We are in the process of conducting a resident survey to learn the interest and needs of specific communities. We anticipate this survey will bring information that will allow us to expand or implement new programs that better service individual community needs.

The Authority is unable to propose more specific programs without information from the resident responses. This information would tell us where the problems exist and allow us to address the resident issues.

Attachment CA005a07
Pet Policy

The Housing Authority of the City of Sacramento will amend the Admissions and Continued Occupancy Policy to include pet ownership in family units as well as in the elderly/disabled units. The statement in Chapter 10 – Pet Policy, Introduction will be amended as follows:

“The purpose of this policy is to establish the PHA’s policy and procedures for ownership of pets in elderly, disabled, and family units and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.”

Listed below is a list of reasonable requirements that the pet owner will be expected to follow, for full details of the Pet Policy, refer to Chapter 10 – Pet Policy of the Admissions and Continued Occupancy Policy.

1. All pets must be approved in advance by the PHA management.
2. The pet owner must submit and enter into a Pet Agreement with the PHA.
3. Execution of the a Pet Agreement with the PHA stating that the resident acknowledges complete responsibility for the care and cleaning of the pet will be required.
4. Pet deposit will be required.
5. Pets must be registered with the PHA before they are brought onto the premises. Registration must be renewed and will be coordinated with the annual recertification date and proof of license and inoculation will be submitted at least 30 days prior to annual reexamination.
6. Dogs and cats must be spayed or neutered. If such animals are not spayed and have offspring, resident will be in violation of the Lease.
7. The following breeds, or mix of dog thereof, is not allowed: Doberman Pincher, German Shepard, Chow, Rotweiller, or Pit Bull.
8. Types of pets allowed:
 - Maximum of one dog under 25 pounds.
 - Maximum of one cat
 - Maximum of two birds
 - Maximum aquarium size is 20 gallons
 - Maximum of two rodents (rabbit, guinea pig, hamster or gerbil only)
 - Maximum of two turtles
9. Pets, which are not owned by the resident, will not be allowed.
10. Resident shall be required to keep unit and common areas clean from all pet waste.
11. Pets are not permitted in common areas including lobbies, community rooms, kitchens, dining facility, and laundry areas except those common areas which are entrances to and exits from the building. Animals that are assisting an individual with a disability are allowed in those areas.
12. The PHA will take all necessary steps to insure that pets that become vicious, display symptoms of sever illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate state or local entity authorized to remove such animals.

Attachment CA005a08
Membership of the Resident Advisory Board

Members:

- ❖ Lea Floyd, President of the 23 Public Housing Resident Councils
- ❖ Nina Watson, Resident (Section 8 participant)
- ❖ Deborah Baker, Resident (Section 8 participant)
- ❖ Tim Jones, Assistant Director – Housing Authority
- ❖ Sandy Piekarski, Principal Analyst – Housing Authority Administration
- ❖ Joan Mercer, Program Manager – Housing Authority (Public Housing)
- ❖ Marcia Vernon, Program Manager – Housing Authority (Section 8)
- ❖ Margaret Thornton, Program Manager – Housing Authority (Grants Management)
- ❖ Patrick Bohner, Housing Authority Supervisor (Public Housing)
- ❖ Maryjean Seifert, Housing Authority Supervisor (Section 8)
- ❖ Mike Dowd, Housing Authority Supervisor (Grants Management)
- ❖ Tia Boatman, Legal Counsel
- ❖ Marilyn Natividad, Accountant
- ❖ Mabel Furr, Community Development Analyst

List of 23 Public Housing Resident Councils:

Arden Villa

Webster Sirmans
Connie Hinton
Gladys Branch
Charles Fortnerberry

Big Trees

Bonnie Smith
Willie Woods
Ignacio Linares
Cora Huffman

Capital Terrace

Eugene Rogers
Mary Kinkennon
Dorothy Poole

Colonial Heights

Cleo Tate
Junita Baily
Carlos Lasmarias

Comstock

Walter G. Haus
Allen Brothers
Linda Simpson
Willie Bridges

Crystal Gardens

Evelyn Spoor
Wilbur Dall

Gibson Oaks

Betty Cantzler
Mary Hamilton
Leroy Parsons
Cindy Guidi
Nathan Mosley

Gran Casa Linda

Carolene Jones
Samuel Harris
Joyce Harris
Windell Felton
Louise Davis

**Lincoln Manor
Apartments**

Lois Botany
John Botany

Paradise Manor

Kattie Lockett
Beverly Stonebraker
Marsha Gillis
Julia Macklin

Pine Knoll

Lea Floyd
Dena Meinhet
Barbara Cabrello

Riverview

Marilyn Holland
Paul Maryland
Andrea Weens
M.Bonnissen
Ruthann Exparza

Sherman Oaks

Mary Pugh
George Berry
Louise Carter
Bernice Hagerman

Sierra Vista

Alice Roberson
Mike Hounihan
Patrick Panec

Suterview

Earline Lewis
Jodi Mason
Janet Huss
Ann Araya
Lawrence Self

Washington Plaza

Guy Brown
Terry Douglas
Carol Snodgrass
Joanne Sellers
John Aguilar

William Land Villa

Stephanie Morris
Bob Price
Rebecca Hipolito
Greg Brunk
Bert Miller

Creekside

Laura Graham

Dos Rios

Porchel McCullough
Cathy Arriaga
Isabel Maria Tran

New Helvetia

Nancy Martin
Teresa Cooper

River Oaks

Lea Floyd
Choi Yu
Rene Porter

Attachment CA005a09
Implementation of Public Housing Resident Community Service Requirement

The Housing Authority of the City of Sacramento will amend the Lease Agreement and the Admissions and Continued Occupancy Policy to include the community service requirement.

Administrative steps:

1. The Resident notification letter will describe the community service requirement, types of activities that meet the requirement, and what constitutes exempt status from the requirement, and new Lease Agreement provision by January 2001.
2. A Community Service Requirement brochure will be released outlining the requirements and program exemptions with the October 1, 2001 implementation.
3. Lease to be amended to include community service requirement by October 1, 2001.
4. Revised Lease to be implemented by October 1, 2001
5. Admissions and Occupancy Policy to be amended by October 1, 2001 to include community service requirement.
6. Admissions and Occupancy Policy to be implemented by October 1, 2001.
7. The Housing Authority Public Housing Technicians will verify at recertification that each adult family member has complied with the community service requirement.
8. If the family has not complied with the community service requirement, Housing Authority staff will send out a warning letter notifying of the time period they have to rectify the problem.
9. If the family has not complied with the community service requirement, the family's lease will not be renewed.
10. The Community Service Requirement will be reviewed and discussed during the 2002 Comprehensive Annual Agency Plan update process. This review will take place Spring 2001.
11. Revisions to the Lease and the Admissions and Occupancy Policy will be released for public comment as part of the review process of the 2002 Comprehensive Annual Agency Plan.
12. The current Community Service Requirement Report that is available in the housing software will be modified to enhance the implementation process.

Attachment CA005a10
Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals

Sacramento PHA Goals and Objectives: (list below)

Goal: To continue to achieve highest rating through HUD's new Public Housing Assessment System (PHAS).

Objective:

1. To collect rent revenues and reduce bad debt write-offs. (***Progress towards this objective: staff has created an operational report, which is regularly updated and reviewed, that tracks percentage of uncollected rents. The Finance Department has also reviewed policies and implemented procedures regarding bad debt write-offs.***)
2. To maintain lease-up rate at 98% for public housing programs. (***Progress towards this objective: The Housing Authority has re-organized our Public Housing orientation process, modified the computerized applicant referral process and re-distributed workloads in specific areas.***)

Goal: To achieve the highest rating through HUD's Section 8 Management Assessment System (SEMAP).

Objective:

1. To maximize Section 8 lease up potential within the Annual Budget Authority approved by HUD. (***Progress towards this objective: The Housing Authority has re-structured the Section 8 Division to enhance operations, initiated weekend briefings and evening initial HQS inspections to increase the number of Vouchers issued and to accommodate working Voucher recipients. Staff has also increased the HQS and expanded owner outreach efforts.***)
2. To increase Section 8 lease-up through new allocations received as a result of HUD properties opting-out of project-based programs or pre-paying FHA loans. (***Progress towards this objective: Staff has streamlined our opt-out preservation process with onsite briefings, computerized tracking of program activity, detailed correspondences and open lines of communications with the local HUD field office.***)

Goal: To develop proactive strategies to support and enhance services and opportunities provided to program participants, including Welfare-to-Work homeownership and resident support programs.

Objective:

1. To continue to provide staff support to the Public Housing Homeownership program. (***Progress towards this objective: Staff has increased activity under our Section 5(h) Homeownership Program, by providing additional staff and administrative support.***)
2. To provide opportunities for training programs, mentorships, work-study programs, and resident operated enterprises that will coordinate with Welfare Reform; and ensure that not less than 50% of these resources are offered to lower income families. (***Progress towards this objective: Staff has***

implemented expanded activities in the Resident Services Training Programs. The Housing Authority has also entered into partnerships with The Boys and Girls Clubs and the Department of Parks and Recreation to provide mentorship, tutoring and life skills programs. Staff is also utilizing program performance reports to ensure that not less than 50 percent of these resources are offered to lower-income families).

3. To continue to implement the Family Self-Sufficiency (FSS) program in the Conventional and Section 8 housing programs. (***Progress towards this objective:* Staff has worked with a consultant to modified the FSS module in the Housing Authority software in accordance with HUD guidelines. Existing processes have been enhanced to better facilitate and support program participant activity).**
4. To continue to apply for and obtain grant funds to increase program/services for public housing and Section 8 participants. (***Progress towards this objective:* The Housing Authority was awarded 785-Housing Choice Vouchers, 700-Welfare-to-Work Vouchers and 200-Family Unification Vouchers in the year 2000. The Housing Authority has also received additional funding through the Public Housing Capital Fund and PHDEP).**

Goal: To maintain the physical integrity of all Agency-owned units including buildings and grounds.

Objectives:

1. To encourage the use of latest building materials and technologies that will provide long-term durability, reduced energy consumption, and reduced long-term maintenance costs. (***Progress towards this objective:* The Housing Authority has established value engineering procedures, entered into partnerships with local Utility Companies to reduce costs and increase efficiencies in the public housing units. The Housing Authority has also expanded energy efficient project activity with the Energy Fund Account).**
2. To administer the modernization of agency owned properties to the maximum extent possible thereby enhancing their marketability in what may become a free market environment. (***Progress towards this objective:* The Housing Authority is continuing to administer modernization efforts through the Public Housing Capital Fund Program. Staff has also undertaken a detailed evaluation of the public housing stock to assess the feasibility of upgrading amenities).**

Goal: To achieve financial stability by maximizing Agency fiscal resources.

Objectives:

1. To continue to refine overall Authority administration and operations wherever and whenever possible to enhance effectiveness and efficiency. (***Progress towards this objective:* The Housing Authority management staff has decentralized our Central Maintenance Department, which allows the site offices to respond more quickly to work-order requests and other maintenance issues. Staff has been cross-trained and changes have been implemented with the current budget process, which provides for more efficient oversight and preparation).**

Attachment CA005a11
Resident Membership of PHA Governing Board

Loda Mae Dobbins
City Resident Commissioner
Appointed
Appointing Official: Mayor
Current Term: April 29, 1997 to December 31, 2000

Laura Graham
County Resident Commissioner
Appointed
Appointing Official: County Executive
Current Term: August 16, 2000 to December 31, 2003

Attachment CA005a12
 Assessment of any Demographic Changes in Public Housing Developments
 with Site-Based Waiting Lists

Site-based waiting lists were not implemented, but since it was mentioned in the PHA Plan as a possibility, the statistics are below for the following sites:

New Helvetia Complex, CA5001
 River Oaks Complex, CA5002

This is a brief narrative discussing any changes in racial/ethnic or disability-related tenant composition of these sites as shown in occupancy data gathered from December 1999 to the most recent occupancy data dated September 22, 2000. The occupancy data is from MTCS.

Housing Authority of the City of Sacramento

New Helvetia Complex, CA5001

Race/Ethnicity Status

	<u>1999</u>	<u>2000</u>
White	21%	19%
Black	45%	46%
American Indian or Alaska Native	3%	3%
Asian or Pacific Islander	32%	32%

	<u>1999</u>	<u>2000</u>
Elderly/Disabled Status	13%	12%

River Oaks, CA5002

Race/Ethnicity Status

	<u>1999</u>	<u>2000</u>
White	20%	20%
Black	41%	37%
American Indian or Alaska Native	6%	5%
Asian or Pacific Islander	34%	38%

	<u>1999</u>	<u>2000</u>
Elderly/Disabled Status	4%	5%

Attachment CA005a13

Public Housing Drug Elimination Program Plan
Housing Authority of the City of Sacramento

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

Annual PHDEP Plan Table of Contents:

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

Section 1: General Information/History

A. Amount of PHDEP Grant \$ **516,820**

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

C. FFY in which funding is requested **2001**

D. Executive Summary of Annual PHDEP Plan

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

- I. The Sacramento Drug Elimination Program will provide for two neighborhood police officers (NPO) for the residents in the Strawberry Manor and Del Paso Heights communities of the City of Sacramento. The program will enhance the security and personal safety for the residents of public housing single and multi-family dwelling units and that of the surrounding community as well.
- II. Physical improvements to enhance security will be installed at the Grand Casa Linda Apartments, which will include security fencing and lighting.
- III. Youth services for youth sports, youth leadership training and other programs designed to provide an alternative to drugs and drug-related activities.

E. Target Areas

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

PHDEP Target Areas (Name of development(s) or site) NOTE: A complete list of addresses is available at the main PHA office.	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Strawberry Manor & Del Paso Heights Area		19,020
Grand Casa Linda - CA30P005018	40	
City Scattered Sites – CA30P005019	33	
Substantial Rehab. R.O. – CA30P005020	22	
Substantial Rehab. City – CA30P005021	14	
City Minor Rehab. Kennedy – CA30P005025	9	
City Minor Rehab. Dos Rios – CA30P005035	14	
City Scattered Sites – CA30P00540	8	
City Scattered Sites – CA30P00541	3	
Totals	143	19,020

F. Duration of Program

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

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

G. PHDEP Program History

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

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$420,500.00	CA30DEP0050195	\$0.00	----	----
FY 1996	\$412,000.00	CA30DEP0050196	\$0.00	----	----
FY 1997 (carry-overs)	\$580,320.00	CA30DEP0050197	\$300,706.00	----	3/03/01
FY 1998	\$451,729.00	CA30DEP0050198	\$195,222.00	----	3/03/01
FY 1999	\$464,734.00	CA30DEP0050199	\$442,267.00	----	2/28/02
FY 2000	\$484,348.00	CA30DEP0050100	\$484,348.00	----	9/12/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

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

- I. This community oriented drug elimination plan will provide additional law enforcement officers, composed of officers from the Sacramento Police Department for the Strawberry Manor & Del Paso Heights Community Area residents. This plan allows residents, with support of the Housing Authority of the City of Sacramento (PHA) and the Neighborhood Police Team, to design a plan that will decrease the availability of drugs and reduce drug related crimes in this community. The community has established a long-standing relationship with the PHA, Sacramento Police Department and businesses to improve services for this target area. The PHA will be evaluating this program by an analysis of monthly law enforcement data such as arrests and convictions. Residents will also be surveyed to determine their level of satisfaction with this plan. This evaluation will be submitted to HUD semi-annually.**
- II. The installation of security fencing and security lighting at the Grand Casa Linda Apartments will provide a more defensible area around the building and will help discourage drug-related activity. The Authority's Program Operations/Design & Construction Division will develop the plans and specifications for this project and perform contract administration to complete this enhancement.**
- III. The Authority has a long-standing relationship with several local youth organizations (i.e. the Mutual Assistance Network that established a "Youth Village", the City of Sacramento Neighborhood Service Department, etc.) and will partner with one or more of these organizations to create a youth prevention program.**

B. PHDEP Budget Summary

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

FY_2001_ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	\$ 396,820.00
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	\$ 90,000.00
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	\$ 30,000.00
TOTAL PHDEP FUNDING	\$ 516,820.00

C. PHDEP Plan Goals and Activities

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

9110 – Reimbursement of Law Enforcement						Total PHDEP Funding: \$ 396,820.00	
Goal(s)	For the Neighborhood Police Officers Team						
Objectives	Reduce drug-related crime.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Issue Agreement between the SPD and the PHA.			10/1/01	9/30/03	X		Monthly law enforcement data report.

9120 – Security Personnel						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

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

9140 - Voluntary Tenant Patrol						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements						Total PHDEP Funding: \$ 90,000.00	
Goal(s)		To limit access and better illuminate a senior complex					
Objectives		To reduce drug related crime in and around the complex					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Security Fencing			10/1/01	9/30/02	X		Annual resident surveys and monthly law enforcement data reports
2. Security Lighting			10/1/01	9/30/02	X		
3.							

9160 - Drug Prevention						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9170 - Drug Intervention						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

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

9190 - Other Program Costs					Total PHDEP Funds: \$ 30,000		
Goal(s)	Involve as many youth as possible in recreational activities						
Objectives	To provide an alternative to drugs and drug related crime						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Youth Services			10/1/01	9/30/03	X		Annual resident surveys and monthly law enforcement data reports
2.							
3.							

Section 3: Expenditure/Obligation Milestones

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

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	50%	\$ 198,410.00	100%	\$ 396,820.00
9120				
9130				
9140				
9150	100%	\$ 90,000.00	100%	\$ 90,000.00
9160				
9170				
9180				
9190	50%	\$ 15,000.00	100%	\$ 30,000
TOTAL	59%	\$ 303,410.00	100%	\$ 516,820.00

Section 4: Certifications

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

PHA PlanTable Library

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

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

Capital Fund Grant Number CA30P00550801 FFY of Grant Approval: (2001)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	\$256,400
4	1410 Administration	\$492,446
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$544,054
8	1440 Site Acquisition	
9	1450 Site Improvement	\$149,143
10	1460 Dwelling Structures	\$3,115,418
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	\$217,000
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	\$150,000
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	\$4,924,461
21	Amount of line 20 Related to LBP Activities	\$340,136
22	Amount of line 20 Related to Section 504 Compliance	\$191,036
23	Amount of line 20 Related to Security	\$55,000
24	Amount of line 20 Related to Energy Conservation Measures	\$599,074

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA – Wide Activities Management Improvements	Resident Initiatives	1408	\$10,000
	Health & Education	1408	\$20,000
	Employment Training	1408	\$170,000
	Computers & Equipment	1408	\$56,400
Administration	Administrative costs – Salaries, Benefits & Sundry Items	1410	\$492,446
Fees and Costs	Architects/Engineers/Consultants Planning Costs/Building Permits and Fees	1430	\$544,054
Relocation	Relocation Team	1495.1	\$150,000
CA30P005001 New Helvetia I Development	Hazardous Sidewalk Replacement	1450	\$35,864
	Deferred Maintenance	1460	\$265,470
	Interim Lead Based Paint Measures & Risk Assessment	1460	\$15,000
CA30P005002 River Oaks Village Development	Hazardous Sidewalk Replacement	1450	\$8,792
	Major Modernization and Abatement of Lead Based Paint & Asbestos	1460	\$1,910,368
	Interim Lead Based Paint Measures & Risk Assessment	1460	\$13,900
	CNG Fueling Station	1470	\$217,000
CA30P005003 New Helvetia II Development	Interim Lead Based Paint Measures & Risk Assessment	1460	\$5,000
	Deferred Maintenance	1460	\$176,980

CA30P005005 Suterview Apts	Fire Alarm System	1460	\$15,000
CA30P005006 Sierra View Apts	Fire Alarm System	1460	\$15,000
CA30P005007 Capitol Terrace Apts	Hazardous Sidewalk Replacement	1450	\$6,500
CA30P005008 Comstock Apts	Hazardous Sidewalk Replacement Roofing	1450 1460	\$8,000 \$85,000
CA30P005009 Washington Plaza Apts	Hazardous Sidewalk Replacement Fire Alarm System	1450 1460	\$8,200 \$15,000
CA30P005010 Big Trees Apts	Roofing Fire Alarm System	1460 1460	\$85,000 \$15,000
CA30P005011 Sherman Oaks Apts	Security Fencing Fire Alarm System	1450 1460	\$55,000 \$15,000
CA30P005012 Lincoln Manor Apts	Deferred Maintenance Fire Alarm System	1460 1460	\$50,000 \$15,000
CA30P005013 William Land Villa	Hazardous Sidewalk Replacement	1450	\$2,315
CA30P005014 Clauss Court	Hazardous Sidewalk Replacement	1450	\$3,624
CA30P005015 Gibson Oaks Apts	Fire Alarm System	1460	\$15,000
CA30P005016 Riverview Apts	Hazardous Sidewalk Replacement Fire Alarm System	1450 1460	\$5,000 \$15,000

CA30P005017 Pine Knoll Apts	Hazardous Sidewalk Replacement	1450	\$1,080
	Fire Alarm System	1460	\$15,000
CA30P005018 Grand Casa Linda Apts	Mold/Mildew Abatement	1460	\$50,000
CA30P005019 Various City Scattered Sites	Roofing	1460	\$29,000
CA30P005020 River Oaks Scattered Sites	Roofing	1460	\$7,500
	Interim Lead Based Paint Measures & Risk Assessment	1460	\$35,400
CA30P005021 Substantial Rehab	Interim Lead Based Paint Measures & Risk Assessment	1460	\$27,600
	Hazardous Sidewalk Replacement	1450	\$3,124
CA30P005022 Alkali Flats	Exterior Repairs/Termite Eradication	1460	\$172,000
	Hazardous Sidewalk Replacement	1450	\$2,500
CA30P005024 Oak Park Single Family	Hazardous Sidewalk Replacement	1450	\$1,576
CA30P005025 Substantial Rehab	Interim Lead Based Paint Measures & Risk Assessment	1460	\$28,200
	Hazardous Sidewalk Replacement	1450	\$3,784
CA30P005035 City Minor Rehab	Interim Lead Based Paint Measures & Risk Assessment	1460	\$24,000
	Hazardous Sidewalk Replacement	1450	\$3,784

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)
CA 5-001	06/30/2003	06/30/2005
New Helvetia I		
CA 5-002	06/30/2003	06/30/2005
River Oaks		
CA 5-003	06/30/2003	06/30/2005
New Helvetia II		
CA 5-005	06/30/2003	06/30/2005
Sutterview Apts.		
CA 5-006	06/30/2003	06/30/2005
Sierra View		
CA 5-007	06/30/2003	06/30/2005
Capitol Terrace		
CA 5-008	06/30/2003	06/30/2005
Comstock Apts.		
CA 5-009	06/30/2003	06/30/2005
Washington Plaza		
CA 5-010	06/30/2003	06/30/2005
Big Trees Apts.		
CA 5-011	06/30/2003	06/30/2005
Sherman Oaks		
CA 5-012	06/30/2003	06/30/2005
Lincoln Manor		
CA 5-013	06/30/2003	06/30/2005
William Land Villa		
CA 5-014	06/30/2003	06/30/2005
Colonial Heights		
CA 5-015	06/30/2003	06/30/2005
Gbson Oaks		

CA 5-016 Riverview Apts.	06/30/2003	06/30/2005
CA 5-017 Pine Knoll Apts	06/30/2003	06/30/2005
CA 5-018 Grand Casa Linda	06/30/2003	06/30/2005
CA 5-019 City Scattered Sites	06/30/2003	06/30/2005
CA 5-020 River Oaks Scats	06/30/2003	06/30/2005
CA 5-021 Substantial Rehab. NH	06/30/2003	06/30/2005
CA 5-022 Alkali Flats	06/30/2003	06/30/2005
CA 5-023 Oak Park Single Family	06/30/2003	06/30/2005
CA 5-024 Oak Park Townhouses	06/30/2003	06/30/2005
CA 5-25 Substantial Rehab. K	06/30/2003	06/30/2005
CA 5-027 Connie/Fairgrounds	06/30/2003	06/30/2005
CA 5-035 City Minor Rehab.	06/30/2003	06/30/2005
CA 5-038 Folsom /Rio Lane	06/30/2003	06/30/2005
CA 5-039 Vista Arms/4 th Ave	06/30/2003	06/30/2005
CA 5-040 Coral Gables	06/30/2003	06/30/2005
CA 5-041 Various City Sites	06/30/2003	06/30/2005
CA 5-042 Mandy/Meadowview	06/30/2003	06/30/2005

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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	
CA30P005	Agency Wide (Part 1)			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>MANAGEMENT IMPROVEMENTS</u>				
Resident Initiatives			\$10,000	2002
Employment Training			\$170,000	2002
Resident Initiatives			\$10,000	2003
Employment Training			\$170,000	2003
Physical Needs Assessment			\$150,000	2004
Total estimated cost over next 5 years			\$510,000	

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	
CA30P005001	NEW HELVETIA	21	7	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Interim Lead/Risk Assessment			\$ 7,700	2002
Parking Lot Repair/Seal/Strip			\$150,000	2002
Interim Lead/Risk Assessment			\$ 7,700	2003
Parking Lot Repair/Seal/Strip			\$150,000	2003
Interim Lead/Risk Assessment			\$ 8,500	2004
Parking Lot Repair/Seal/Strip			\$150,000	2004
Interim Lead/Risk Assessment			\$ 7,700	2005
Total estimated cost over next 5 years			\$481,600	

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 Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA30P005002	RIVER OAKS	55	14	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Major Modernization/LBP			\$2,406,760	2002
Interim Lead/Risk Assessment			\$ 19,200	2002
Major Modernization/LBP			\$2,207,750	2003
Interim Lead/Risk Assessment			\$ 13,200	2003
Major Modernization/LBP			\$2,741,361	2004
Interim Lead/Risk Assessment			\$ 14,000	2004
Major Modernization/LBP			\$3,044,115	2005
Total estimated cost over next 5 years			\$10,446,386	

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	
CA30P005003	NEW HELVETIA	1	2	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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	
CA30P005005	SUTTERVIEW	5	6	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Roofing			\$65,000	2002
Tree/Trim/Removal & Replacement			\$ 3,000	2003
Total estimated cost over next 5 years			\$68,000	

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	
CA30P005006	SIERRA VIEW	2	3	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Roofing			\$75,000	2003
Exterior Painting			\$79,011	2003
Tree/Trim/Removal & Replacement			\$ 2,000	2003
Total estimated cost over next 5 years			\$156,011	

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	
CA30P005007	CAPITOL TERRACE	10	12	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Roofing			\$85,000	2002
Parking Lot Repair/Seal/Strip			\$10,500	2003
Total estimated cost over next 5 years			\$95,500	

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

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA30P005008	COMSTOCK	3	4	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Parking Lot Repair/Seal/Strip Patio Repairs			\$25,000 \$20,000	2003 2005
Total estimated cost over next 5 years			\$45,000	

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	
CA30P005009	WASHINGTON PLAZA	10	13	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Parking Lot Repair/Seal/Strip			\$25,000	2003
Total estimated cost over next 5 years			\$25,000	

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

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA30P005010	BIG TREES	1	3	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping/Irrigation			\$10,000	2002
Parking Lot Repair/Seal/Strip			\$ 4,500	2003
Total estimated cost over next 5 years			\$14,500	

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

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA30P005011	SHERMAN OAKS	2	6	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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	
CA30P005012	LINCOLN MANOR	2	11	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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	
CA30P005013	WILLIAM LAND	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Patio Enclosure Replacement			\$35,000	2002
Exterior Painting			\$45,000	2002
Tree/Trim/Removal & Replacement			\$ 3,000	2003
Total estimated cost over next 5 years			\$83,000	

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	
CA30P005014	COLONIAL HEIGHTS	3	4	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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	
CA30P005015	GIBSON OAKS-480 REDWOOD	10	13	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Deferred Maintenance			\$24,620	2002
Total estimated cost over next 5 years			\$24,620	

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

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA30P005016	RIVERVIEW PLAZA	4	4	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Security Enhancements			\$ 15,000	2002
Roofing			\$114,011	2002
Total estimated cost over next 5 years			\$129,011	

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

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA30P005017	PINE KNOLL-917 38 Th ST.	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
HVAC Common Area			\$135,000	2003
Tree/Trim/Removal & Replacement			\$ 2,000	2003
Total estimated cost over next 5 years			\$137,000	

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	
CA30P005018	GRAND CASA LINDA – 3725 CYPRESS ST	2	5	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Parking Lot Repair/Seal/Strip			\$12,850	2003
Total estimated cost over next 5 years			\$12,850	

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	
CA30P005019	FAMILY SCATTERED	17	5	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Interim Lead/Risk Assessment			\$16,650	2002
Deferred Maintenance			\$98,490	2002
Interim Lead/Risk Assessment			\$ 5,850	2003
Tree/Trim/Removal & Replacement			\$ 5,000	2003
Interim Lead/Risk Assessment			\$ 5,850	2004
Interim Lead/Risk Assessment			\$ 5,850	2005
Total estimated cost over next 5 years			\$137,690	

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

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA30P005020	SACRAMENTO CITY	13	22	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Interim Lead/Risk Assessment			\$ 8,100	2002
Interim Lead/Risk Assessment			\$ 1,500	2003
Tree/Trim/Removal & Replacement			\$ 5,000	2003
Deferred Maintenance			\$98,490	2003
Interim Lead/Risk Assessment			\$ 1,500	2004
Interim Lead/Risk Assessment			\$ 1,500	2005
Total estimated cost over next 5 years			\$116,090	

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

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA30P005021	SACRAMENTO CITY	5	11	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Interim Lead/Risk Agreement			\$ 7,650	2002
Interim Lead/Risk Agreement			\$ 1,500	2003
Tree/Trim/Removal & Replacement			\$ 4,000	2003
Interim Lead/Risk Agreement			\$ 1,500	2004
Deferred Maintenance			\$98,490	2004
Interim Lead/Risk Assessment			\$ 1,500	2005
Total estimated cost over next 5 years			\$114,640	

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	
CA30P005021	SACRAMENTO CITY	5	11	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Interim Lead/Risk Agreement			\$ 7,650	2002
Interim Lead/Risk Agreement			\$ 1,500	2003
Tree/Trim/Removal & Replacement			\$ 4,000	2003
Interim Lead/Risk Agreement			\$ 1,500	2004
Deferred Maintenance			\$98,490	2004
Interim Lead/Risk Assessment			\$ 1,500	2005
Total estimated cost over next 5 years			\$114,640	

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	
CA30P005022	ALKALI FLAT FAMILY	4	25	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Exterior Repairs/Termites			\$172,000	2002
Exterior Repairs/Termites			\$172,000	2003
Exterior Repairs/Termites			\$172,000	2004
Exterior Repairs/Termites			\$172,000	2005
Total estimated cost over next 5 years			\$688,000	

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

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA30P005023	OAK PARK FAMILY SCATTERED	2	15	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Deferred Maintenance Tree/Trim/Removal & Replacement			\$123,110 \$ 4,000	2002 2003
Total estimated cost over next 5 years			\$229,420	

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	
CA30P005023	OAK PARK FAMILY SCATTERED	2	15	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Deferred Maintenance Tree/Trim/Removal & Replacement			\$123,110 \$ 4,000	2002 2003
Total estimated cost over next 5 years			\$229,420	

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	
CA30P005024	OAK PARK FAMILY	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Deferred Maintenance			\$123,120	2002
HVAC Common Area			\$ 90,000	2003
Parking Lot Repair/Seal/Strip			\$ 16,300	2003
Total estimated cost over next 5 years			\$229,420	

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	
CA30P005024	OAK PARK FAMILY	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Deferred Maintenance			\$123,120	2002
HVAC Common Area			\$ 90,000	2003
Parking Lot Repair/Seal/Strip			\$ 16,300	2003
Total estimated cost over next 5 years			\$229,420	

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	
CA30P005025	FAMILY SCATTERED SITES	14	30	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Interim Lead/Risk Agreement			\$ 3,600	2002
Interim Lead/Risk Agreement			\$ 1,350	2003
Deferred Maintenance			\$196,980	2003
Tree/Trim/Removal & Replacement			\$ 4,000	2003
Interim Lead/Risk Agreement			\$ 1,350	2004
Roofing			\$ 7,500	2004
Interim Lead/Risk Agreement			\$ 1,350	2005
Total estimated cost over next 5 years			\$216,130	

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	
CA30P005027	CITY OF SACRAMENTO	1	2	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Deferred Maintenance			\$196,980	2004
Total estimated cost over next 5 years			\$196,980	

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

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CA30P005039	SACRAMENTO CITY	2	7	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
TREE TRIM /REMOVAL & REPLACEMENT DEFERRED MAINTENANCE			\$3,000 \$196,980	2003 2004
Total estimated cost over next 5 years			\$199,980	

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	
CA30P005040	CITY OF SACRAMENTO	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Deferred Maintenance			\$123,112	2005
Total estimated cost over next 5 years			\$123,112	

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	
CA30P005041	CITY OF SACRAMENTO			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Deferred Maintenance			\$123,111	2005
Total estimated cost over next 5 years			\$123,111	

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	
CA30P005042	SACRAMENTO CITY	5	19	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Deferred Maintenance			\$123,111	2005
Total estimated cost over next 5 years			\$123,111	

