

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

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Small PHA Plan Update  
Annual Plan for Fiscal Year: 2001

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

**PHA Plan  
Agency Identification**

**PHA Name:** Housing Authority of the City of Lomita

**PHA Number:** CA139

**PHA Fiscal Year Beginning: (mm/yyyy)** 07/2001

**PHA Plan Contact Information:**

Name: Greg McPherron

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TDD:

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**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

**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
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

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

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

**PHA Programs Administered:**

- Public Housing and Section 8     Section 8 Only     Public Housing Only

**Annual PHA Plan**

**Fiscal Year 2001**  
[24 CFR Part 903.7]

**i. Table of Contents**

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

- i. Executive Summary (optional)
- ii. Annual Plan Information
- iii. Table of Contents

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<b>Annual Plan</b>	
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**Attachments**

- Attachment A: Supporting Documents Available for Review
- Attachment CA139a03: Capital Fund Program Annual Statement
- Attachment CA139h03: Capital Fund Program 5 Year Action Plan
- Attachment \_\_: Capital Fund Program Replacement Housing Factor Annual Statement
- Attachment \_\_: Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment CA139b03: Resident Membership on PHA Board or Governing Body
- Attachment CA139c03: Membership of Resident Advisory Board or Boards
- Attachment CA139d03: Comments of Resident Advisory Board or & Explanation of PHA Response (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
  - Attachment CA139e03: Progress in meeting 5-year PHA Plan goals Fiscal Years 2001-2004
  - Attachment CA139f03: RASS Follow-Up Plan
  - Attachment CA139g03: Schedule of Ceiling/Flat Rents

## **ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Housing Authority of the City of Lomita administers 66 Section B vouchers and owns a 78-unit elderly/disabled housing development which is managed by the Housing Authority of the County of Los Angeles. The contents of the Annual Plan reflect the current state of operations and management of the Section 8 and public housing program. It contains the RASS Follow-Up Plan and a statement regarding the progress in meeting 5-year goals.

## **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Housing Authority will retain its current Pet Policy for elderly/disabled residents and will not implement the Community Service requirement for Lomita Manor residents as they meet the exemption criteria.

## **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A.  Yes  No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ \$128,981

C.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

### **(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment CA139h03

### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment CA139a03

## **3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability: 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 next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

<b>Demolition/Disposition Activity Description</b> <b>(Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

**4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

A.  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 next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources

- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

**5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A.  Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_

C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D.  Yes  No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

**6. Other Information**

[24 CFR Part 903.7 9 (r)]

**A. Resident Advisory Board (RAB) Recommendations and PHA Response**

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 Attached at Attachment (File name) CA139d03

3. In what manner did the PHA address those comments? (select all that apply)

The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included

Yes  No: below or

Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_\_.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment **CA139d03**

Other: (list below)

**B. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: Los Angeles Urban County

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

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

The City of Lomita, falls within the jurisdiction of the Consolidated Plan for the Los Angeles Urban County.

The goal of the Los Angeles Urban County program is to provide decent housing, a suitable living environment and expanded economic opportunities for its lower- and moderate-income residents. PHA activities that are consistent with the Consolidated Plan initiatives include providing Section 8 rental assistance to eligible City of Lomita residents through the Program Administrator.

Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

**B. Criteria for Substantial Deviation and Significant Amendments**

**1. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines

when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

**A. Substantial Deviation from the 5-year Plan:**

It is the intent of the Housing Authority of the City of Lomita to adhere to the goals and objectives outlined in the 5-year strategic plan. However, the plan will be modified and re-submitted to HUD if a significant deviation from program goals and objectives occurs. Significant deviation is defined by the Housing Authority as follows:

- A change in Program Administration
- A significant increase or decrease in program funding
- A significant change in the local economy, i.e., economic recession.
- A need to respond to events beyond the Housing Authority's control such as an earthquake, civil unrest or other unforeseen events.
- A mandate from local government officials, specifically the governing body of the Housing Authority, to change the direction (goals and objectives) of the program.

**B. Significant Amendment or Modification to the Annual Plan:**

A significant amendment to the PHA one-year Agency Plan is defined as a change in program policy or procedure that would significantly impact program applicants or participants. This includes any revisions to the PHA's Administrative Plan and/or Occupancy Policy that would change a policy or procedure contained in the PHA's Agency Plan.

**Attachment A****Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method 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
X	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
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
	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
	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any required policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	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 any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	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
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
<b>X</b>	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
<b>X</b>	The results of 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
<b>X</b>	Other supporting documents (optional) (list individually; use as many lines as necessary):  Progress in meeting 5-year Plan goals	(specify as needed)

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>COMPREHENSIVE IMPROVEMENT ASSISTANCE PROGRAM (CIAP) Part 1: Summary</b>					
PHA Name: Housing Authority of the City of Lomita 24300 Narbonne Ave., Lomita, CA 90717		Grant Type and Number Comprehensive Improvement Assistance Program CA16P139-904-99			Federal FY of Grant:  1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <b>X Performance and Evaluation Report For Period Ending 12/31/00   Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CGP Funds	\$0			
2	1406 Operations	\$0			
3	1408 Management Improvements Soft Costs	\$0			
	Management Improvements Hard Costs	\$0			
4	1410 Administration	\$2,000	\$0		
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$10,000	\$12,000	\$12,000	\$11,009
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$0			
10	1460 Dwelling Structures	\$80,500	\$93,610.30		
11	1465.1 Dwelling Equipment—Nonexpendable	\$0			
12	1470 Nondwelling Structures	\$0			
13	1475 Nondwelling Equipment	\$0			
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1492 Moving to Work Demonstration	\$0			
17	1495.1 Relocation Costs	\$13,481	\$370.70		
18	1499 Development Activities	\$0			
19	1502 Contingency	\$0			
	Amount of Annual Grant: (sum of lines.....)	\$105,981	\$105,981	\$12,000	\$11,009

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>COMPREHENSIVE IMPROVEMENT ASSISTANCE PROGRAM (CIAP) Part 1: Summary</b>					
PHA Name: Housing Authority of the City of Lomita 24300 Narbonne Ave., Lomita, CA 90717		Grant Type and Number Comprehensive Improvement Assistance Program CA16P139-904-99		Federal FY of Grant: <b>1999</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<b>X Performance and Evaluation Report For Period Ending 12/31/00   Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line 17 Related to LBP Activities	\$0			
	Amount of line 17 Related to Section 504 compliance	\$0			
	Amount of line 17 Related to Security –Soft Costs	\$0			
	Amount of Line 17 related to Security-- Hard Costs	\$0			
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

<b>Annual Statement/Performance and Evaluation Report</b>									
<b>COMPREHENSIVE IMPROVEMENT ASSISTANCE PROGRAM (CIAP)</b>									
<b>Part II: Supporting Pages</b>									
PHA Name: Housing Authority of the City of Lomita 24300 Narbonne Ave., Lomita, CA 90717			Grant Type and Number Comprehensive Improvement Assistance Program (CIAP) CA16P139-001-904-99				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
Administration	Technical Salaries		1410.2	100%	\$2,000	\$0	\$0	\$0	Funds transferred to Fees & Costs
<b>SUBTOTAL</b>					<b>\$2,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
Fees & Costs	Architectural/Engineering		1430.1	100%	\$10,000	\$2,000	\$12,000	\$11,009	Funds

<b>Annual Statement/Performance and Evaluation Report</b>									
<b>COMPREHENSIVE IMPROVEMENT ASSISTANCE PROGRAM (CIAP)</b>									
<b>Part II: Supporting Pages</b>									
PHA Name: Housing Authority of the City of Lomita 24300 Narbonne Ave., Lomita, CA 90717			Grant Type and Number Comprehensive Improvement Assistance Program (CIAP) CA16P139-001-904-99				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
									transferred from Admin.
<b>SUBTOTAL</b>					<b>\$10,000</b>	<b>\$12,000</b>	<b>\$12,000</b>	<b>\$11,009</b>	
Dwelling Structure									
	Reinforce roof on both buildings (Contract)		1460	2	\$33,000	\$46,110.30	\$0	\$0	Funds transferred from relocation.
	Replace common area flourscent lights (Contract)		1460	78	\$17,500	\$0	\$0	\$0	
	Fumigate both buildings for termites (Contract)		1460	2	\$30,000	\$0	\$0	\$0	
	Resident Relocation		1495.1	100%	\$13,481	\$370.70	\$0	\$0	Funds not needed, transferred to other work item.
<b>SUBTOTAL</b>					<b>\$93,981</b>		<b>\$0</b>	<b>\$0</b>	
<b>TOTAL</b>					<b>\$105,981</b>		<b>\$12,000</b>	<b>\$11,009</b>	

<b>Annual Statement/Performance and Evaluation Report</b> <b>COMPREHENSIVE IMPROVEMENT ASSISTANCE PROGRAM (CIAP)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Housing Authority of the City of Lomita			Grant Type and Number Comprehensive Improvement Assistance Program CA16P139-904-99			Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
ADMINISTRATION							
Administrative	3/2001		4/2000	09/2002			
FEES & COSTS							
A/E	3/2001		10/2000	9/2002			

<b>Annual Statement/Performance and Evaluation Report</b>							
<b>COMPREHENSIVE IMPROVEMENT ASSISTANCE PROGRAM (CIAP)</b>							
<b>Part III: Implementation Schedule</b>							
PHA Name: Housing Authority of the City of Lomita		Grant Type and Number Comprehensive Improvement Assistance Program CA16P139-904-99			Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CONSTRUCTION ACTIVITY	3/2001			9/2002			

<b>Annual Statement/Performance and Evaluation Report</b>		
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>		
PHA Name: Housing Authority of the City of Lomita 24300 Narbonne Ave., Lomita, CA 90717	Grant Type and Number Capital Fund Program CA16P139-501-00	Federal FY of Grant:  2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )		
<input checked="" type="checkbox"/> Performance and Evaluation Report For Period Ending 12/31/00                   Final Performance and Evaluation Report		

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CGP Funds				
2	1406 Operations	\$12,898	\$12,898	\$0	\$0
3	1408 Management Improvements Soft Costs	\$0	\$0	\$0	\$0
	Management Improvements Hard Costs	\$0	\$0	\$0	\$0
4	1410 Administration	\$5,000	\$5,000	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$10,500	\$10,500	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$96,583	\$96,583	\$0	\$0
11	1465.1 Dwelling Equipment—Nonexpendable	\$4,000	\$4,000	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$128,981	\$128,981	\$0	\$0
	Amount of line 17 Related to LBP Activities				
	Amount of line 17 Related to Section 504 compliance	\$19,583	\$19,583	\$0	\$0
	Amount of line 17 Related to Security –Soft Costs				
	Amount of Line 17 related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>									
PHA Name: Housing Authority of the City of Lomita 24300 Narbonne Ave., Lomita, CA 90717			<b>Grant Type and Number</b> Capital Fund Program CA16P139-501-00				<b>Federal FY of Grant:</b> 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
ADMIN									
Administrative									
	Non-technical Salaries		1410	100%	\$5,000	\$0	\$0	\$0	
<b>SUBTOTAL</b>					<b>\$5,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
CA1406	Operations		1406	100%	\$12,898	\$0	\$0	\$0	
<b>SUBTOTAL</b>					<b>\$12,898</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

<b>Annual Statement/Performance and Evaluation Report</b>									
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>									
<b>Part II: Supporting Pages</b>									
PHA Name: Housing Authority of the City of Lomita 24300 Narbonne Ave., Lomita, CA 90717			Grant Type and Number Capital Fund Program CA16P139-501-00				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Dwelling Structure									
	Install awnings on 28 units (Contract)	1460	28	\$32,000	\$0	\$0	\$0		
	Water seal balconies & waterproof wood on 56 units (Contract)	1460	56	\$20,000	\$0	\$0	\$0		
	Install E-Brace on 12 balconies (Contract)	1460	12	\$25,000	\$0	\$0	\$0		
	Install exterior doors with windows per ADA in six units (Contract)	1460	6	\$19,583	\$0	\$0	\$0		
	Install smoke alarms in bathrooms (Contract)	1465	100%	\$4,000	\$0	\$0	\$0		
				<b>\$100,583</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		
<b>SUBTOTAL</b>									
<b>TOTAL</b>				<b>\$128,981</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Housing Authority of the City Of Lomita			Grant Type and Number Capital Fund Program CA16P139-501-00			Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Administrative	3/2002			9/2003			
Operations	3/2002			9/2003			
Fees & Costs	3/2002			9/2003			
Construction Activity	3/2002			9/2003			



<b>CA139a03</b>					
<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: Housing Authority of the City of Lomita		Grant Type and Number Capital Fund Program: CFP-501-01 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: CA16-P139-001	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:   )					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$5,000			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$15,981			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$78,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$30,000			
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$128,981			

<b>CA139a03</b>					
<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: Housing Authority of the City of Lomita		Grant Type and Number Capital Fund Program: CFP-501-01 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: CA16-P139-001	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				





**CA139h03**

**Capital Fund Program 5-Year Action Plan**

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

<b>CFP 5-Year Action Plan</b>		
<input checked="" type="checkbox"/> <b>Original statement</b> <input type="checkbox"/> <b>Revised statement</b>		
<b>Development Number</b> CA16-P139-001	<b>Development Name</b> (or indicate PHA wide) <b>Housing Authority of the City of Lomita</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>CFP-501-01</b>		
Administration	\$5,000	FY2001
Fees & Costs	\$15,981	FY2001
Termite Abatement	\$25,000	FY2001
Install boiler pad on roof	\$20,000	FY2001
Install grab bars behind boilers	8,000	FY2001
Install knee bracing on balconies	\$25,000	FY2001
Resident relocation	\$30,000	FY2001
<b>CFP-501-02</b>		
Administration	\$15,000	FY2002
Fees & Costs	\$25,000	FY2002
Install sprinkler system for garden area	\$10,000	FY2002
Install sky-walk to connect buildings	\$50,000	FY2002
Replace door bells in all units	\$15,000	FY2002
Replace exhaust fans in bathrooms	\$13,981	FY2002
<b>CFP-501-03</b>		
Administration	\$10,000	FY2003
Fees & Costs	\$13,981	FY2003
Install carpet in units & common areas	\$100,000	FY2003
Install TV antenna dish	\$5,000	FY2003

<b>CFP-501-04</b>		
Administration	\$10,000	FY2004
Fees & Costs	\$10,000	FY2004
Install storage room for kitchen	\$10,000	FY2004
Replace gas wall heaters	\$50,000	FY2004
Enclose area on roof for exercise bike	\$48,981	FY2004
<b>CFP-501-05</b>		
Administration	\$10,000	FY2005
Fees & Costs	\$15,000	FY2005
Replace vinyl flooring in kitchen and bathrooms	\$65,000	FY2005
Replace sprinkler systems	\$38,981	FY2005
<b>Total estimated cost over next 5 years</b>		<b>\$644,905</b>

## PHA Public Housing Drug Elimination Program Plan

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

### Section 1: General Information/History

**A. Amount of PHDEP Grant \$** \_\_\_\_\_

**B. Eligibility type (Indicate with an “x”)**      N1 \_\_\_\_\_ N2 \_\_\_\_\_      R \_\_\_\_\_

**C. FFY in which funding is requested** \_\_\_\_\_

### **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

### **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. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

### **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).

**12 Months** \_\_\_\_\_    **18 Months** \_\_\_\_\_    **24 Months** \_\_\_\_\_

**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. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

<b>Fiscal Year of Funding</b>	<b>PHDEP Funding Received</b>	<b>Grant #</b>	<b>Fund Balance as of Date of this Submission</b>	<b>Grant Extensions or Waivers</b>	<b>Grant Start Date</b>	<b>Grant Term End Date</b>
FY 1995						
FY 1996						
FY 1997						
FY1998						
FY 1999						

**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.

**B. PHDEP Budget Summary**

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

<b>FFY ____ PHDEP Budget Summary</b>	
<b>Original statement</b>	
<b>Revised statement dated:</b>	
<b>Budget Line Item</b>	<b>Total Funding</b>
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
<b>TOTAL PHDEP FUNDING</b>	

**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.

<b>9110 – Reimbursement of Law Enforcement</b>	<b>Total PHDEP Funding: \$</b>
Goal(s)	

Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9115 - Special Initiative					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.							

9116 - Gun Buyback TA Match				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.							

<b>9120 - Security Personnel</b>					<b>Total PHDEP Funding: \$</b>		
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.							

<b>9130 – Employment of Investigators</b>					<b>Total PHDEP Funding: \$</b>		
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.							

<b>9140 – Voluntary Tenant Patrol</b>					<b>Total PHDEP Funding: \$</b>		
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.							

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$</b>		
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.							

<b>9160 - Drug Prevention</b>					<b>Total PHDEP Funding: \$</b>		
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.							

<b>9170 - Drug Intervention</b>					<b>Total PHDEP Funding: \$</b>		
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.							

<b>9180 - Drug Treatment</b>					<b>Total PHDEP Funding: \$</b>		
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.							

<b>9190 - Other Program Costs</b>					<b>Total PHDEP Funds: \$</b>		
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.							



**CA139b03**

**Resident Member on the PHA Governing Board**

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Mary Atkins

B. How was the resident board member selected: (select one)?

- Elected
- Appointed

C. The term of appointment is (include the date term expires):

She was re-elected and appointed on October 4, 1999 to serve a two year term. Her term will be up on October 4, 2001.

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member: November 6, 2001

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Chairman: Ken Blackwood  
Margaret Estrada  
Tim King  
Robert Steinbach  
Ben Traina  
Mary Atkins

**CA139c03**

**Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

1. Martha Fisher	24925 Walnut Street #309B	310-326-8347
2. Leon Washington	24925 Walnut Street #210A	310-517-0339
3. Joe Aranda	24925 Walnut Street #208B	310-326-1844
4. William T. Le	24925 Walnut Street #204A	310-891-0811
5. Catherine Lo Guidice	24925 Walnut Street #102B	310-539-0156
6. Yolanda Santos	24925 Walnut Street #109B	310-891-0704
7. Nida Mercado	24925 Walnut Street #105A	310-326-1194
8. Louise M. Lorenzo	24925 Walnut Street #217A	310-784-8857
9. Velma E. Repp	24925 Walnut Street #109A	310-539-4633
10. Marcia M. Covert	24925 Walnut Street #214A	310-530-2917
11. Mary Atkins	24925 Walnut Street #211A	310-539-1157
12. Norma Sellers	24925 Walnut Street #203A	310-530-6725
13. Erma Patts	24925 Walnut Street #104A	310-326-9686
14. Betty Bonds	24925 Walnut Street #308A	310-326-5057
15. Don Rainville	24925 Walnut Street #314A	310-326-7705
16. Betty Compton	24925 Walnut Street #212A	310-325-0283

**CA139d03**

## **Comments of Resident Advisory Board or Boards & Explanation of PHA Response**

### **Preface**

The Housing Authority of the County of Los Angeles manages a 77-unit senior building for the City of Lomita. Thus the concerns regarding the Annual Plan are more in regards to the Capital Fund items the Housing Authority selects each year. The seniors, in most cases, are not concerned with other policy/regulation issues contained in the Annual Plan.

### **Comments/Responses**

1. **Comment:** Are the Capital Fund items within each year listed according to priority?  
**Response:** No, they are listed alphabetically. Only the items planned each year are prioritized.
  
2. **Comment:** Scheduled for next year, I see a sprinkler system for the garden area. The garden area is a complete mess. There are mudholes. Broke down shrubbery all over the place.  
**Response:** This sounds like a maintenance issue. We will fix this problem as soon as possible.
  
3. **Comment:** Several residents expressed concern there would not be new carpeting until 2003.  
**Response:** The Capital Fund work items schedule is tentative. We must prioritize every year. It would not make sense to put in new carpeting in 2001 and later have contractors for planned work items ruin the carpeting.
  
4. **Comment:** Residents were concerned about the carpeting in their unit.  
**Response:** The 2003 carpet replacement is for both the unit and the site.
  
5. **Comment:** There is a difference in the thickness of carpeting in the site and the unit. The hallway carpet is thicker. It's paper thin in the units.  
**Response:** If there is something that we consider an imminent code violation, that has to be priority e.g. a health and safety hazard. There are work items in the capital fund attachment that takes priority over replacing carpeting.
  
6. **Comment:** A few months ago I had roaches in my kitchen. Nothing was done about it. I had to do everything myself.  
**Response:** Fumigation will not kill roaches. A roach problem is not a capital fund item.

7. **Comment:** There is an exhaust from a compressor that is very uncomfortable around 8:00AM. They should use a cleaner exhaust or fuel. This is a health issue.  
**Response:** Management will handle the problem.
8. **Comment:** What is happening with the scheduling of pesticides?  
**Response:** Pesticide spraying is done on the first and third Wednesday of every month outside of the building. Once a year in April, the pesticide spraying is done inside the apartments. We also conduct annual inspections to find any further infestations.
9. **Comment:** The carport is flooded, it needs drainage.  
**Response:** We'll look into what can be done.
10. **Comment:** The cabinets over the kitchen sink are too low.  
**Response:** The cabinets are made deep for storage and to standard size.
11. **Comment:** I want a drawer under the sink that pulls open. The cabinets are too deep.  
**Response:** This is not a capital fund priority item.
12. **Comment:** Two maintenance staff is not enough for both Harbor Hills and Lomita Manor.  
**Response:** Hiring extra maintenance staff would not be covered by the capital fund. We can ask the Property Supervisor if additional staff is needed and if it can be budgeted.
13. **Comment:** The vehicle gate is always falling apart and I can't get in.  
**Response:** We will fix it immediately.
14. **Comment:** If I call the number in the public notice, you will not call me back. I will get the run around.  
**Response:** We will call you back if you have questions regarding the Annual Plan. You can also call, write or e-mail Greg McPherron.

**Explanation of PHA's Consideration**

In response to the recommendations of the Resident Advisory Board, the PHA will increase its efforts to accommodate some of the maintenance issues at the Lomita site.

CA139e03

**Progress in Meeting 5-Year PHA Plan Goals Fiscal Years 2001-2004**

**HOUSING AUTHORITY OF THE CITY OF LOMITA**

**STATUS OF FIVE-YEAR GOALS  
PHA FISCAL YEARS 2000 – 2004**

1. **PHA Goal: Expand the supply of assisted housing**  
Objectives:  
**Apply for additional rental vouchers:** *The Housing Authority continues to apply for fair share funding and funding for specifically targeted programs.*  
**Reduce public housing vacancies:** *The Housing Authority has implemented measures to streamline the eligibility and suitability review process.*
  
2. **PHA Goal: Improve the quality of assisted housing**  
Objectives:  
**Improve public housing management:** *The Housing Authority has yet to receive PHAS scores for the assessment period 6/30/99 – 7/1/00.*  
**Improve voucher management:** *The Housing Authority has yet to receive SEMAP scores for the assessment period 7/1/99 – 6/30/00. The Housing Authority is reviewing lease-up rates and timeliness of recertifications and inspections on a quarterly basis.*  
**Increase customer satisfaction:** *The Housing Authority is conducting quarterly staff seminars on customer service, diversity and other relevant topics. The Housing Authority has created a Public Liaison Unit that will handle inquiries from Section 8 applicants and participants. A new 1-800 telephone line has been created to handle public inquiries. In addition, the Housing Authority has hired a staff person who, along with other duties, will be responsible for implementing an annual customer satisfaction survey to be sent to Section 8 participants.*  
**Concentrate on efforts to improve specific management functions:** *The implementation of a new software system for the management of the public housing program will improve the transmission rate of 50058 forms to HUD as well as improve tenant record-keeping.*  
**Renovate or modernize public housing units:** *The Housing Authority will continue to utilize Capital Fund Program funds to maintain high property standards at Lomita Manor.*
  
3. **PHA Goal: Increase assisted housing choices**  
Objectives:  
**Provide voucher mobility counseling:** *The Housing Authority is offering mobility counseling to all participants assisted by the Section 8 Welfare to Work program. The Housing Authority will also be offering mobility counseling to all new and current Section 8 participants.*

**Conduct outreach efforts to potential voucher landlords:** *The Housing Authority has hired a staff person who, along with other duties, will be working on increasing outreach efforts to potential landlords. They will increase the Housing Authority's participation in area Apartment Associations, partner with City governments, and conduct Section 8 landlord seminars in non-impacted areas.*

**Increase voucher payment standards:** *The Housing Authority reviews the payment standard on an annual basis. If local conditions dictate and/or a significant number of program families (15 – 20%) are experiencing difficulty in locating units due to increased rents, the Housing Authority will increase the payment standards and seek exception rents from HUD, where appropriate. The Housing Authority was granted new exception rents for six areas in calendar year 2000.*

**Implement voucher homeownership program:** *The Housing Authority will not be implementing a voucher homeownership program in 2001 – 2002. However, the Housing Authority is exploring the option of offering the program in future years.*

4. **PHA Goal: Provide an improved living environment**

Objectives:

**Other:** *The Housing Authority is currently developing a Neighborhood Watch program tailored for elderly residents.*

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

Objectives:

**Increase the number and percentage of employed persons in assisted families:** *The Housing Authority is continuing to partner with the local TANF agency and the local Workforce Initiative Board to identify opportunities for Section 8 families. The Housing Authority is increasing its efforts to market and expand the Family Self-Sufficiency (FSS) program.*

**Provide or attract supportive services to increase independence for the elderly or families with disabilities:** *The Housing Authority is currently developing a program to develop neighborhood community resources for frail/elderly residents.*

6. **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:** *The Housing Authority continues to ensure that residents and applicants receive information about fair housing.*

**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:** *The Housing Authority will continue to ensure compliance with Section 504 requirements and provide training to staff to better understand residents' diverse backgrounds and needs.*

**Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:** *The Housing Authority will ensure that persons with disabilities have equal access to housing by conducting outreach and marketing of available units.*

**7. Other PHA Goals:**

**Program integrity for the Section 8 and conventional public housing programs:** *The Housing Authority continues to screen applicants' credit history and criminal background during the eligibility and suitability review process.*

**Strengthen communication with Section 8 participants:** *The Housing Authority has created a Public Liaison Unit that will handle inquires from Section 8 applicants and participants. A new 1-800 telephone line has been created to handle public inquiries. The Housing Authority has held two tenant workshops so far this year. The Housing Authority will continue to hold tenant workshops at least annually. In addition, the Housing Authority will be implementing an annual customer satisfaction survey.*

**CA139f03**

## **RASS Follow-Up Plan**

The Housing Authority of the City of Lomita is submitting a Resident Survey Follow-Up Plan to address corrective actions for survey sections which received a score below 75%.

The Housing Authority received a score of 73.7% regarding safety at Lomita Manor. Although survey respondents reported an overall sense of safety and security at Lomita Manor, there was a disapproving response to questions eleven and twelve. In response to the question eleven "If residents in your development break the rules in the lease, does management take action?" less than half of the respondents (48%) were satisfied with the Housing Authority's actions towards residents who broke the rules of the Lease Agreement. Furthermore, in response to question 12 regarding awareness of crime prevention programs a small minority of respondents (21.2%) of respondents reported that they were aware of such programs available to Lomita Manor residents.

Based on respondents' concerns, the Housing Authority of the County of Los Angeles, which manages both the Section 8 and public housing program for the City of Lomita, has initiated a Neighborhood Watch program for the residents of Lomita Manor in partnership with local law enforcement. The development of a Neighborhood Watch program is not in response to any actual incidences of crime in and around Lomita Manor, but more so to allay the perception and fear of crime among elderly residents.

Furthermore, the Housing Authority is currently revising the Admissions and Continued Occupancy Policy and Lease Agreement for public housing to strengthen the management of housing developments. Subsequent to the revision of the occupancy policies and Lease Agreement, the Housing Authority will update its House Rules, which outline basic rules regarding good tenancy. These activities are to take place during the current fiscal year.

**CA139g03**

**Housing Authority of the City of Lomita  
Schedule of Ceiling/Flat Rents**

<b>Site</b>	<b>1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5 Bedrooms</b>
Lomita Manor * 24925 Walnut Street Lomita, CA 90717	\$577.00	\$725.00	Not Applicable	Not Applicable	Not Applicable