

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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# PHAPLans

AnnualPlanforFiscalYear2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBE  
COMPLETEDINACCORDANCEWIT HINSTRUCTIONSLOCATEDIN  
APPLICABLEPIHNOTICES**

**PHA Plan  
Agency Identification**

**PHAName:** The Housing Authority of the County of Los Angeles

**PHANumber:** CA002

**PHAFiscalYearBeginning:(mm/yyyy)** 07/2002

**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)

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)

**AnnualPHAPlan**  
**PHAFiscalYear2002**  
 [24CFRPart903.7]

**i. AnnualPlanType:**

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

**StandardPlan**

**StreamlinedPlan:**

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

**TroubledAgencyPlan**

**ii. ExecutiveSummaryoftheAnnualPHAPlan**

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlights ofmajor initiativesanddiscretionarypolicies thePHAhasincludedintheAnnualPlan. *TheHousing AuthorityoftheCountyofLosAngelesadministerstheSection8andpublichousingprograms forresidentsofLosAngelesCounty.ThecontentsoftheAnnualPlanreflectthecurrentstateof operationsandmanagementoftheaffordablehousingprograms.TheAnnualAgencyPlan containsthe followingattachments:theCapitalFundAnnualStatement,ResidentAdvisory BoardComments,AdmissionsPolicyforDeconcentration,andPetPolicy.*

**iii. AnnualPlanTableofContents**

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan, includingattachments,andalistofsupporting documentsavailableforpublicinspection.

**TableofContents**

	<u>Page#</u>
<b>AnnualPlan</b>	
i. ExecutiveSummary	2
ii. TableofContents	
1. HousingNeeds	6
2. FinancialResources	13
3. PoliciesonEligibility,SelectionandAdmissions	14
4. RentDeterminationPolicies	24
5. OperationsandManagementPolicies	29
6. GrievanceProcedures	30
7. CapitalImprovementNeeds	31
8. DemolitionandDisposition	33
9. DesignationofHousing	34

10. Conversionsof PublicHousing	35
11. Homeownership	37
12. CommunityServicePrograms	39
13. CrimeandSafety	42
14. Pets(InactiveforJanuary1PHAs)	44
15. CivilRightsCertifications(includedwithPHAPlanCertifications)	59
16. Audit	59
17. AssetManag ement	59
18. OtherInformation	60

**Attachments**

Indicatewhichattachmentsareprovidedbyselectingallthatapply.Providetheattachment’sname(A,B, etc.)inthespacetotheleftofthenameoftheattachment.Note:Iftheattachmentis providedasa **SEPARATE**files submissionfromthePHAPlansfile,providethefilenameinparenthesesinthespaceto therightofthetitle.

**RequiredAttachments:**

- A. AdmissionsPolicyforDeconcentration:Seeattached
- B. FY2002CapitalFundProgramAnnualStatement
- Mostrecentboard -approvedoperatingbudget(RequiredAttachmentforPHAs thataretroubledoratriskofbeingdesignatedtroubledONLY)

**OptionalAttachments:**

- C.FY200 2CapitalFundProgram5YearActionPlan
- D.PHAManagementOrganizationalChart
- PublicHousingDrugEliminationProgram(PHDEP)Plan:Seeattached
- E.CommentsofResidentAdvisoryBoardorBoards(must beattachedifnot includedinPHAPlantext)
- Other(Listbelow,providingeachattachmentname)
  - F.MembershipofRABandOutreachActivities
  - G.RASSFollow -UpPlan
  - H.ProgressinMeeting5 -YearPHAPlanGoals
  - I.InitialRequiredTena ntbasedAssessment
  - J.AssessmentofSite -BasedWaitingListDevelopment
  - K.ScheduleofFlatRents
  - AdministrativePlan:Seeattachedca002a01
  - PublicHousingAdmissionsandContinuedOccupancyPolicy:Seeattached ca002b01

**SupportingDocumentsAvailablef orReview**

Indicatewhichdocumentsareavailableforpublicreviewbyplacingamarkinthe“Applicable& OnDisplay”columnintheappropriaterows.Alllisteddocumentsmustbeondisplayif applicabletotheprogramactivitiesconductedbythePHA.

<b>ListofSupportingDocumentsAvailableforReview</b>		
<b>Applicable &amp; OnDisplay</b>	<b>SupportingDocument</b>	<b>ApplicablePlan Component</b>

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input 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
X	Section 8 rent determination (payment standard) policies	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	<input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) Maintenance Policy and Procedures Manual	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
	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
X	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
X	Most recent self -sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self -

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
		Service & Self - Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
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**

[24CFR Part 903.79(a)]

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

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

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ibility</b>	<b>Size</b>	<b>Loca- tion</b>
Income ≤ 30% of AMI	350,920	5	5	5	5	5	5
Income > 30% but ≤ 50% of AMI	263,109	5	5	5	5	5	5
Income > 50% but < 80% of AMI	285,269	4	4	4	4	4	4
Elderly	156,168	5	5	5	5	5	5
Families with Disabilities	116,312	5	5	5	5	5	5
Hispanic	372,752	5	5	5	5	5	5
White NonHispanic	305,778	4	4	4	4	4	4
African American	138,778	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: 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: (list and indicate year of information)  
*The information regarding the housing needs of the disabled families was provided by the California State Independent Living Council. These figures are for 1999.*

### 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.** PHA 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/s sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	135,609		5%
Families w/ Children	49,730	36.67	
Families w/ Disabilities	2,255	1.66	
Extremely low income <= 30% AMI	45,823	92.14	
Very low income (> 30% but <= 50% AMI)	3,260	6.56	
Low income	579	1.16	

<b>Housing Needs of Families on the Waiting List</b>			
(>50% but <80% AMI)			
Elderly Families	4,196	3.09	
Elderly w/ Disabilities	1,267	0.93	
Extremely low income <=30% AMI	3,802	90.61	
Very low income (>30% but <=50% AMI)	345	8.22	
Low income (>50% but <80% AMI)	47	1.12	
Single Families	81,683	60.23	
Single/ Disabilities	7,886	5.82	
Extremely low income <=30% AMI	79,094	9.65	
Very low income (>30% but <=50% AMI)	1,972	2.41	
Low income (>50% but <80% AMI)	497	0.61	
<b>Race/Ethnicity</b>			
None Stated	61,226	45.15	
White/Hispanic	23,750	17.51	
White/Non-Hispanic	19,661	14.50	
Black/Hispanic	447	0.33	
Black/Non-Hispanic	27,227	20.08	
American Indian or Alaskan/Hispanic	33	0.02	
American Indian or Alaskan/Non- Hispanic	261	0.19	
Asian or Pacific Islander/Hispanic	35	0.03	
Asian or Pacific Islander/Non- Hispanic	2,969	2.19	
<b>Characteristics by Bedroom Size</b>			
OBR	7,711	5.69	

Housing Needs of Families on the Waiting List			
1BR	40,379	29.78	
2BR	47,856	35.29	
3BR	33,633	24.80	
4BR	5,218	3.85	
5+BR	812	0.60	
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 re-open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	126,485		2%
Extremely low income <= 30% AMI	119,876	94.77	
Very low income (> 30% but <= 50% AMI)	5,105	4.04	
Low income (> 50% but < 80% AMI)	1,108	0.88	
Families with children	44,894	35.49	
Elderly families	20,988	16.59	
Families with Disabilities	11,555	9.14	
White Non-Hispanic	11,752	9.29	
Hispanic	41,322	32.67	
African-American	29,454	23.29	
Asian/Pacific Island	5,220	4.13	
Other: Undisclosed National Origin	38,737	30.63	

## C.S strategy for Addressing Needs

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

### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates 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 -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates 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)  
Explore the possibility of acquiring foreclosed properties.

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

**Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI**

Selectallthatapply

- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%ofAMI  
inpublichousing
- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%ofAMI  
intenant -basedsection8assistance
- Employadmissionspreferencesaimedatfamilieswitheconomic hardships
- Adoptrentpolicies tosupportandencouragework
- Other:(listbelow)  
Marketthepublichousingprogramthroughbrochuresandpresentationstolocal  
communityandadvocacygroups,churchesandothercommunityforums.

**Need:SpecificFamilyTypes:Familie satorbelow50%ofmedian**

**Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI**

Selectallthatapply

- Employadmissionspreferencesaimedatfamilieswhoareworking
- Adoptrentpolicies tosupportandencouragework
- Other:(listbelow)  
Seeabove

**Need:SpecificFamilyTypes:TheElderly**

**Strategy1: Targetavailableassistancetotheelderly:**

Selectallthatapply

- Seekdesignationofpublichousingforthe elderly
- Applyforspecial -purposevoucher targetedtotheelderly,shouldtheybecome  
available
- Other:(listbelow)AdvertiseandmarkettheSection8programatSocialSecurity  
offices,seniorcenters,andneighborhoodcenter.

**Need:SpecificFamilyTypes:FamilieswithDisabilities**

**Strategy1: TargetavailableassistancetoFamilieswithDisabilities:**

Selectallthatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection504  
NeedsAssessmentforPublicHousing
- Applyforspecial -purposevoucher targetedtofamilieswithdisabilities,should  
theybecomeavailable

- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below) *Market to local churches, social security offices, advocacy groups and specialized groups such as the Braille Institute. Advertise and market the Section 8 program at Social Security offices, senior centers, and neighborhood centers. Additionally, 300 vouchers will be set aside for families with disabilities.*

**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) *Market the public housing program through housing fairs, local governmental activities, churches, top public housing resident councils and conduct open houses in different communities.*

**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) *Distribute fair housing informational brochures to public housing residents. Additionally, provide fair housing training for both site staff and public housing residents.*

**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)
- HUD policies that adversely affect the Housing Authority of the County of Los Angeles' s Public Housing and Section 8 programs, especially unfunded mandates.

## **2. Statement of Financial Resources**

[24CFR Part 903.79(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 and tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2002 Grants)</b>		
a) Public Housing Operating Fund	\$5,703,500	
b) Public Housing Capital Fund	\$7,282,694	
c) HOPEVI Revitalization	\$0	
d) HOPEVI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$123,791,500	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-Sufficiency Grants	\$0	
h) Community Development Block Grant	\$2,312,300	Public Housing Operations, Public Housing Capital Improvement, Public Housing Supportive Services
i) HOME	\$0	
<b>Other Federal Grants (list below)</b>	<b>\$3,401,000</b>	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
Congregate Housing	\$0	Public Housing Support Services
Economic Support Services	\$194,800	Public Housing Support Services
EDI-Special Projects	\$0	Public Housing Support Services
Welfare to Work	\$115,100	Public Housing Support Services
Telemedicine	\$248,700	Public Housing Support Services
Shelter Plus Care	\$2,275,400	Section 8 rental assistance
HOPWA	\$567,000	Section 8 tenant based assistance
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	\$0	
<b>3. Public Housing Dwelling Rental Income</b>	\$8,680,000	Public Housing Operations
<b>4. Other income</b> (list below)		
Tenant Charges	\$71,600	Public Housing Operations
Interest Income	\$762,500	Public Housing Operations
<b>4. No n-federal sources</b> (list below)	\$0	
<b>Total resources</b>	\$152,005,094	

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

[24CFR Part 903.79(c)]

#### **A. Public Housing**

Exemptions: PHA 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)

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)

Additionally, the Housing Authority also conducts credit checks and obtains previous landlord's references.

- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

**(2) Waiting List Organization**

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

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

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

- PHA main administrative office
- PHA development site management office
- Other (list below) All applicants must apply via telephone.

c. If the PHA plan 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? 15

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

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

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

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below) Applicants can be placed on a site-based waiting list at the time a pre-application is mailed to them.

### **(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 transfer 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) Transfers due to threat of violence are also given priority over new admissions and overall transfers. Victims of domestic violence and victims of hate crimes are covered under the transfer policy. Transfers due to any threat of violence are handled on a case-by-case basis.

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
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- Other preference(s) (list below) Emancipated youth aging out of Foster Care.

3. If the PHA will employ admission 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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

*Emancipated Youth*

*For FY2002, the Housing Authority will be giving emancipated youth aging out of Foster Care, between the age of 18 and 21, an admission preference.*

*Furthermore, the program will be designed to assist these youths with not only housing, but life skills, employment training and ongoing support as well.*

*Emancipated youth will be considered through the homeless preference.*

*Additionally, the Housing Authority currently has a preference for homeless families that consist of two or more persons with one member being under the age of 18. For FY2002, the homeless criteria will be expanded to include single elderly and disabled people.*

*Disabled single adults do not have an admissions preference as the Housing Authority maintains a separate waiting list for elderly/disabled housing developments and the waiting period for these developments is less than for family sites.*

*For victims of hate crimes, HACoL handles cases referred to HACoL A bylaw enforcement on a case-by-case basis,*

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure 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)
- Applicants and residents can also obtain information in the Resident Manager's

Office. Additionally, resident sobtain updated information viarent statements, HANewsletters and community policing deputies.

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

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

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have an average income above or below 85% to 115% of the average income of falls such developments? If no, this section is complete.

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at 903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at 903.2(c)(1)(v)]</b>

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 development 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: PHA that do not administer section 8 are not required to complete sub -component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

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

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

- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug -related activity
- Other (describe below) *HACoLA will release the name and address of previous landlord if requested by new landlord, as required by HUD regulations.*

**(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)
- Applicants for rental assistance are accepted by telephone only. Interested persons may apply for rental assistance by calling (323) 260 -3300 Monday thru Friday from 8:00 a.m. to 5:00 p.m. The call is free to local callers. A toll -free telephone number is available (800) 438 -8808, to residents in remote areas of the County (Antelope Valley area). HACoLA is also exploring the option of accepting applications on -line through the HACoLA website.*

**(3) Search Time**

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

If yes, state circumstances below:

*HACoLA will provide an extension to search for housing when the family has documented that they have been actively searching for housing but have not been able to locate an affordable rental unit due to local market conditions or particular family*

situations. Local market conditions that may affect a family's housing search include: high rent, lack of interest by property owners, and/or low vacancy rate. Families must document these conditions in order to be granted an extension. As a sample from that can be used for this purpose is provided to families at the time that they receive a Voucher.

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

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

#### **(4) Admissions Preferences**

##### a. Income targeting

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

##### b. Preferences

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

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

##### Former Federal preferences

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

##### Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) *Elderly and Disabled Persons - Section 8 will admit elderly and disabled single persons before able-bodied and non-elderly single persons.*

3. If the PHA will employ additional missions 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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 3 Veterans
- 2 Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 4 Other preference(s) (list below) *Elderly and Disabled Persons - Elderly and disabled single persons before able-bodied and non-elderly single persons for the Section 8 program.*

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

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

5.IfthePHAplanstoemploypreferencesfor“residentswholiveand/orworkinthe jurisdiction”(selectone)

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

6.Relationshipofpreferencestoincome targeting requirements:(selectone)

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

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

a.Inwhichdocumentsorotherreferencematerialsarethepoliciesgoverningeligibility, selection,and admissionstoanyspecial -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 program to the public?

- Through published notices  
 Other: *Advertise and market the Special Programs at Social Security offices, Welfare agencies, and neighborhood centers.*

## **4.PHA Rent Determination Policies**

[24CFR Part 903.79(d)]

### **A.Public Housing**

Exemptions: PHA 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 self are 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 :

The Housing Authority will immediately grant the minimum rent exception to all families who request it. The minimum rent will be suspended until the Housing Authority determines whether the hardship is covered by statute and temporary or long-term. If the Housing Authority determines that the minimum rent is not covered by statute, the Housing Authority will impose a minimum rent including payment for minimum rent from the time of suspension. It is under the Housing Authority's discretion the length of time the minimum rent exception will be granted. The minimum rent exception is on a case by case basis.

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 increase 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)  
If the cost of utilities (excluding telephones) is not included in the Resident Rent, a utility allowance is deducted from the total tenant payment.

e. Ceiling rents

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

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

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

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

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

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

f. Rent re -determinations:

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

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below)  
At any time that a family experiences a decrease in family income or a change in family composition size.

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: PHA 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 repayment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)  
*Rental data for Los Angeles County area and program information indicating where program families are able to lease units.*

## **(2) Minimum Rent**

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

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

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

*Exemptions will be granted for homeless families.*

## **5. Operations and Management**

[24CFR Part 903.79(e)]

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

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

### **B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	2917	146
Section 8 Vouchers	19,000	4,800
Section 8 Certificates		
Section 8 Mod Rehab	682	11
Special Purpose Section 8 Certificates/Vouchers (list individually)	426	8
Public Housing Drug Elimination Program (PHDEP)	NA	NA
Other Federal Programs (list individually)		

### **C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and

management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

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

**The Housing Authority Maintenance Policy and Procedure Manual**

**Admissions and Continued Occupancy Policy**

(2) Section 8 Management: (list below)

**Administrative Plan**

**6. PHA Grievance Procedures**

[24 CFR Part 903.79(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 offices 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 offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24CFR Part 903.79(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 a attachment to the PHA Plan at Attachment B

-or-

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

#### **(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 C

-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 there)

## **B. HOPEVI and Public Housing Development and Replacement Activities (Non -Capital Fund)**

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI 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 HOPEVI 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 HOPEVI 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 HOPEVI revitalization grant in the Plan year?

If yes, list development name/s below:

Yes  No: d) Will the PHA be engaging in any mixed -financed 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:

1. The Housing Authority is exploring the feasibility of converting one of the senior/disabled housing developments into an assisted living facility.

**8. Demolition and Disposition**

[24CFR Part 903.79(h)]

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

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

2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	4800 E. Cesar Chavez Avenue
1b. Development (project) number:	HACoLA Administrative Offices
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(12/31/02)
5. Number of units affected:	2 Commercial Buildings
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 09/01/02 b. Projected end date of activity: 12/31/02

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	461 -463 1/2 Amalia Avenue
1b. Development (project) number:	CA16 -P002-021
2. Activity type:	Demolition <input type="checkbox"/>

Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(12/31/02)</u>	
5. Number of units affected: 4 Multi-Family Units	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 05/01/02 b. Projected end date of activity: 06/30/02	

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

[24CFR Part 903.79(i)]

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

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

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/>

Occupancy by families with disabilities <input type="checkbox"/>
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute (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**

[24CFR Part 903.79(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 FY1996 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 FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)

<input type="checkbox"/> Other(explainbelow)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No:IsaConv ersionPlanrequired?(Ifyes,gotoblock4;ifno,goto block5.)
4.StatusofConversionPlan(selectthestatementthatbestdescribesthecurrent status) <input type="checkbox"/> ConversionPlanindevelopment <input type="checkbox"/> ConversionPlansubmit tedtoHUDon:(DD/MM/YYYY) <input type="checkbox"/> ConversionPlanapprovedbyHUDon:(DD/MM/YYYY) <input type="checkbox"/> ActivitiespursuanttoHUD -approvedConversionPlanunderway
5.DescriptionofhowrequirementsofSection202arebeingsatisfiedbymean sother thanconversion(selectone) <input type="checkbox"/> Unitsaddressedinapendingorapproveddemolitionapplication(date submittedorapproved: <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIDemolitionapplicat ion (datesubmittedorapproved: ) <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIRevitalizationPlan (datesubmittedorapproved: ) <input type="checkbox"/> Requirementsnolongerapplicable:vacancyr atesarelessthan10percent <input type="checkbox"/> Requirementsnolongerapplicable:sitenowhaslessthan300units <input type="checkbox"/> Other:(describebelow)

**B. Voluntary Conversion Initial Assessments**

- a. HowmanyofthePHA’sdevelopmentsaresubject totheRequiredInitial Assessments?49
- b. HowmanyofthePHA’sdevelopmentsarenotsubjecttotheRequired InitialAssessmentsbasedonexemptions(e.g.,elderlyand/ordisabled developmentsnotgeneraloccupancyprojects)?14
- c. HowmanyAssessmentswere conductedforthePHA’scovered developments?1
- d. IdentifyPHAddevelopmentsthatmaybeappropriateforconversionbased ontheRequiredInitialAssessments:

DevelopmentName	NumberofUnits


- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. The Housing Authority has completed the required initial assessment (provided as an attachment). The Housing Authority is exploring the feasibility of converting public Housing development to tenant-based assistance.

This information must be provided as a required attachment to the PHA Plan template.

**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**

[24CFR Part 903.79(k)]

**A. Public Housing**

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

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

**2. Activity Description**

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

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

## B. Section 8 Tenant Based Assistance

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

### 2. Program Description:

#### a. Size of Program

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

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

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

b. PHA established eligibility criteria

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

If yes, list criteria below:

**12. PHA Community Service and Self-Sufficiency Programs**

[24CFR Part 903.79(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 entered into a cooperative agreement with the TANF Agency, to share information and/or target support services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 10/29/01

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 home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Economic Development / Self-Sufficiency Grant (EDSS) (Carmelitos, Harbor Hills, Nueva Maravilla, South Scattered, and Quartz Hill) Job Placement (150) <ul style="list-style-type: none"> <li>• Small Business Development (20)</li> <li>• Credit Counseling (60)</li> <li>• Professional Clothes (20)</li> </ul>	250 residents	Walk-in and targeted outreach by site staff and resident councils	Site-based Family Resource Centers	Public Housing Only
Welfare to Work Grant (WtW) (Carmelitos, Harbor Hills, Nueva Maravilla, South Scattered, and Quartz Hill) <ul style="list-style-type: none"> <li>• Temporary Paid Work Experience.</li> </ul>	60	Walk-in and targeted outreach by site staff and resident councils	Site-based Family Resource Centers	Both

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

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 11/29/01)
Public Housing	80	46
Section 8	956	800

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

**C. Welfare Benefit Reductions**

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

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

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

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.79(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

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

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

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

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

Carmelitos  
Harbor Hills  
Nueva Maravilla  
South Scattered Sites

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

1. List the crime prevention activities the PHA has undertaken or plan 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 -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)  
The Crime and Safety Unit (CSU) works with all sites to establish relationships with the local enforcement agency's crime prevention unit. CSU has also improved methods for receiving crime data from law enforcement agencies and expanded its capacity in the area of crime mapping and analysis.

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

Carmelitos  
Harbor Hills  
Nueva Maravilla  
South 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)

Carmelitos  
Harbor Hills  
Nueva Maravilla  
South Scattered Sites

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

PHA eligible for FY 2002 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

N/A

- 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 2002 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename:)

## **14. RESERVED FOR PET POLICY**

[24CFR Part 903.79(n)]

### **Chapter 9**

#### **PET POLICY — ELDERLY/DISABLED DEVELOPMENTS**

**[24CFR 5.309]**

##### INTRODUCTION

The purpose of this policy is to establish the HA's policy and procedures for ownership of common household pets in elderly and disabled developments 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.

Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own an animal that are used to assist them.

This policy changes provisions previously applicable to elderly/disabled developments. Only residents who had pets prior to or before the effective date of the revised Pet Policy are allowed to keep pets providing they have adhered to the terms of the Pet Agreement — Addendum to Lease Agreement.

##### Animals That Assist Persons with Disabilities

Pet rules will not be applied to animals that assist persons with disabilities. To be excluded from the pet policy, the resident/pet owner must certify that:

There is a person with disabilities in the household; and

The animal has been trained to assist with the specified disability.

##### A. HA APPROVAL OF PETS

All pets must be approved in advance by the HA.

Pets must meet the HA's pet standards and the tenant and the PHA must enter into a Pet Agreement.

**B. PET STANDARDS**

Types of Pets Allowed

Not types of pets other than the following may be kept by a resident.

Residents are not permitted to have more than two (2) common household pets.

1. Dogs

Maximum number: 1

Maximum adult weight: 30 pounds

Must be housebroken

Must be spayed or neutered

Must have all required inoculations

Must be licensed as specified now or in the future by State law and local ordinance

Any litter resulting from the pet must be removed immediately from the unit.

2. Cats

Maximum number: 2

Must be a household cat

Must be spayed or neutered

Must have all required inoculations

Must be trained to use a litter box or other waste receptacle

Must be licensed as specified now or in the future by State law or local ordinance

Any litter resulting from the pet must be removed from the unit immediately

3. Birds

Maximum number: 3

Must be enclosed in a cage at all times

4. Fish

Maximum aquarium size: (10 gallons)

Must be maintained on an approved stand

5. Rodents (rabbit, guinea pig, hamster, or gerbil ONLY)

Maximum number: 1

Must be enclosed in an acceptable cage at all times

Must have any or all inoculations as specified now or in the future by State law or local ordinance

The following are NOT "common household pets":

Domesticated dogs that exceed thirty pounds (Animals certified to assist the disabled are exempt from the weight limitation.)

Vicious or intimidating pets (Dog breeds including pit bull, rottweiler, chow, boxer or Doberman are considered vicious or intimidating breeds and are not allowed.)

Wild, feral, or any other animal that are not amenable to routine human handling

Any poisonous animal of any kind

Fish in a aquarium exceeding ten gallons in capacity

Non-human primates

Animals whose climatological needs cannot be met in the unaltered environment of the individual dwelling unit

Pot-bellied pigs

Ferrets or other animals whose natural protective mechanisms pose a risk of serious bites and/or lacerations to small children

Hedgehogs or other animals whose protective instincts and natural body armor produce a risk of serious puncture injuries to children

Chicks, turtles, or other animals that pose a significant risk of salmonella infection to those who handle them

Pigeons, doves, mynahs, psittacines, and birds of other species that are hosts to the organism that causes psittacosis in humans

Snakes or other kinds of reptiles

C. REGISTRATION OF PETS

Pets must be registered with the HA ten (10) days before they are brought onto the premises. Registration includes certificates signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free.

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 recertification.

Each pet owner must provide a color photograph of their pet(s) and display a "Pet Here" sticker, provided by the HA, which will be displayed on the front door of the unit at all times.

Approval for the keeping of a pet shall not be extended pending the completion of the requirements.

#### Refusal To Register Pets

If the HA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The HA will refuse to register a pet if:

The pet is not a "common household pet" as defined in this policy;

Keeping the pet would violate any House Rules;

The pet owner fails to provide complete pet registration information, or fails to update the registration annually;

The HA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation.

#### D. PET AGREEMENT

Residents who have been approved to have a pet must adhere to the following rules:

1. Agree that the resident is responsible and liable for all damages caused by their pet(s).
2. No animals may be tethered or chained inside the dwelling unit.

3. When outside the dwelling unit, all pets must be on a leash or in an animal transport enclosure and under the control of a responsible individual.
4. All fecal matter deposited by the pet(s) must be promptly and completely removed from any common area. Failure to do so will result in a Pet Waste Removal charge of \$50. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin. Litter shall not be disposed of by being flushed through a toilet.
5. Litter boxes shall be stored inside the resident's dwelling unit or in animal enclosures maintained within dwelling units AND must be removed and/or replaced regularly. Failure to do so will result in a Pet Waste Removal charge.
6. Mandatory implementation of effective flea control by measures that produce no toxic hazard to children who may come into contact with treated animals.
7. All complaints of cruelty and all dog bites will be referred to animal control of applicable policy agency for investigation and enforcement.
8. Deceased pets shall be properly disposed by Los Angeles County Animal Control Services where applicable and shall not be disposed on Housing Authority property.
9. The right of management to enter dwelling unit upon receipt of notice from the HA.
10. The right of management to enter dwelling unit when there is evidence that an animal left alone is in danger or distress, or is creating a nuisance.
11. The right of management to seek impoundment and sheltering of any animal found to be maintained in violation of housing rules, pending resolution of any dispute regarding such violation, at owner's expense. The resident shall be responsible for any impoundment fees, and the HA accepts no responsibility for pets removed.
12. Failure to abide by any animal-related requirement or restriction constitutes a violation of the "Resident Obligations" in the resident's Lease Agreement.

E. DESIGNATION OF PET/NO-PET AREAS

The following areas are designated no-pet areas: HA playgrounds, management offices, community centers, and recreation center areas.

F. FEES AND DEPOSITS FOR PETS

The resident/pet owners shall be required to pay a refundable deposit of \$75.00 per unit for the purpose of defraying all reasonable costs directly attributable to the presence of a pet (or pets). The deposit fee shall not apply to birds and fish.

The HA will refund the Pet Deposit to the resident, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit. (s)

The HA will provide the resident or designee identified above with a written list of any charges against the pet deposit. If the resident disagrees with the amount charged to the pet deposit, the HA will provide a meeting to discuss the charges.

All reasonable expenses incurred by the HA as a result of damages directly attributable to the presence of the pet(s) in the dwelling unit will be the responsibility of the resident, including:

- The cost of repairs and replacements to the resident's dwelling unit;
- Fumigation of the dwelling unit;
- Common areas of the development if applicable.

G. ALTERATION TO UNIT

Residents/pet owners shall not alter their unit, patio, premises or common area to create an enclosure for any animal. Installation of pet doors is prohibited.

Single bedroom dwelling units are limited to no more than two pets of any kind.

H. ADDITIONAL REQUIREMENTS

Pet owners must take precautions to eliminate pet odors.

Residents will prevent disturbances by their pets that interfere with the quiet enjoyment of the premises of other residents in their units or in common areas. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or others such activities.

Residents shall not feed stray animals; doing so, or keeping stray or unregistered animals will be considered having a pet without permission.

I. PET WASTE REMOVAL CHARGE

A separate pet waste removal charge of \$50 per occurrence will be assessed against the resident for violations of the pet policy.

Pet deposit and pet waste removal charges are not part of rent payable by the resident.

J. PET CARE

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 24 hours.

All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet(s).

In the event the resident relocates to non-HA owned property (such as a privately-owned apartment complex or hotel) at the request of the HA to complete emergency repairs to the resident's unit and/or complete modernization and/or rehabilitation activities, the residents shall have the responsibility for the board and care of their pet(s) during the duration of the resident's relocation to non-HA-owned property.

K. RESPONSIBLE PARTIES

The resident will provide the following information when registering their pet(s): Name, address and telephone number of the veterinarian who will be providing regular care for the pet(s); name of the adult household member who will be primarily responsible for animal care; name and contact information for a household member who will return home in the event an animal experiences distress or causes a disturbance when left alone; contact information for a non-household member who will respond to emergency situations regarding the pet(s) in question.

L. PET RULE VIOLATION NOTICE

If a determination is made on objective facts supported by written statements that a resident/pet owner has violated the Pet Rule Policy, the HA will serve a 30-Day Notice to Cure or Quit.

M. NOTICE FOR PET REMOVAL

If the resident/pet owner and the HA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the HA, the HA may serve notice to remove the pet. The Notices shall contain:

A brief statement of the factual basis for the HA's determination of the Pet Rule that has been violated; and

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

N. TERMINATION OF TENANCY

The HA may initiate procedures for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time periods specified; and

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

O. PET REMOVAL

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. Includes pets that are poorly cared for or have been left unattended for over 24 hours.

If the responsible party is unwilling or unable to care for the pet, or if the HA after reasonable efforts cannot contact the responsible party, the HA may contact the appropriate State or local agency and request the removal of the pet.

P. EMERGENCIES

The HA will take all necessary steps to insure that pets which become vicious, display symptoms of severe 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.

If it is necessary for the HA to place the pet in a shelter facility, the cost will be the responsibility of the resident/pet owner.

# PET POLICY — GENERAL OCCUPANCY SITES

[24CFR960.701]

## INTRODUCTION

The purpose of this policy is to establish the HA's policy and procedures for ownership of common household pets in general occupancy developments 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.

Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

### Animals That Assist Persons with Disabilities

Pet rules will not be applied to animals that assist persons with disabilities. To be excluded from the pet policy, the resident/pet owner must certify that:

There is a person with disabilities in the household; and  
The animal has been trained to assist with the specified disability .

### A. PET STANDARDS

#### Types of Pets Allowed

Not types of pets other than the following may be kept by a resident.

Residents are not permitted to have more than one common household pet, excluding fish and birds.

#### 1. Dogs

Maximum number: 1

Maximum adult weight: 30 pounds

Must be house broken

Must be spayed or neutered

Must have all required inoculations

Must be licensed as specified now or in the future by State law and local ordinance

Any litter resulting from the pet must be removed immediately from the unit

2. Cats  
 Maximum number: 1  
 Must be a household cat  
 Must be spayed or neutered  
 Must have all required inoculations  
 Must be trained to use a litter box or other waste receptacle  
 Must be licensed as specified now or in the future by State law or local ordinance  
 Any litter resulting from the pet must be removed from the unit immediately
3. Birds  
 Maximum number: 3  
 Must be enclosed in a cage at all times
4. Fish  
 Maximum aquarium size: 10 gallons  
 Must be maintained on an approved stand
5. Rodents (rabbit, guinea pig, hamster, or gerbil ONLY)  
 Maximum number: 1  
 Must be enclosed in an acceptable cage at all times  
 Must have any or all inoculations as specified now or in the future by State law or local ordinance

The following are NOT "common household pets":

- Domesticated dogs that exceed thirty pounds (Animals certified to assist the disabled are exempt from the weight limitation.)
- Vicious or intimidating pets (Dog breeds including pit bull, rottweiler, chow, boxer or Doberman are considered vicious or intimidating breeds and are not allowed.)
- Wild, feral, or any other animal that are not amenable to routine human handling
- Any poisonous animal of any kind
- Fish in a aquarium exceeding ten gallons in capacity
- Non-human primates

Animals whose climatological needs cannot be met in the unaltered environment of the individual dwelling unit

Pot-bellied pigs

Ferrets or other animals whose natural protective mechanisms pose a risk of serious bites and/or lacerations to small children

Hedgehogs or other animals whose protective instincts and natural body armor produce a risk of serious puncture injuries to children

Chicks, turtles, or other animals that pose a significant risk of salmonella infection to those who handle them

Pigeons, doves, mynahs, psittacines, and birds of other species that are hosts to the organisms that cause psittacosis in humans

Snakes or other kinds of reptiles

## B. REGISTRATION OF PETS

Pets must be registered with the HA ten (10) days before they are brought onto the premises. Registration includes certificates signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free.

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 recertification.

Each pet owner must provide two color photographs of their pet(s) and display a "Pet Here" sticker, provided by the HA, which will be displayed on the front door of the unit at all times.

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

### Refusal To Register Pets

If the HA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The HA will refuse to register a pet if:

The pet is not a "common household pet" as defined in this policy;

Keeping the pet would violate any House Rules;

The pet owner fails to provide complete pet registration information, or fails to update the registration annually;

The HA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation.

### C. PET AGREEMENT

Residents who have been approved to have a pet must adhere to the following rules:

1. Agree that the resident is responsible and liable for all damages caused by their pet(s).
2. No animals may be tethered or chained inside the dwelling unit.
3. When outside the dwelling unit, all pets must be on a leash or in an animal transport enclosure and under the control of a responsible individual.
4. All fecal matter deposited by the pet(s) must be promptly and completely removed from any common area. Failure to do so will result in a Pet Waste Removal charge of \$50. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin. Litters shall not be disposed of by being flushed through a toilet.

Litter boxes shall be stored inside the resident's dwelling unit or in animal enclosures maintained within dwelling units AND must be removed and/or replaced regularly. Failure to do so will result in a Pet Waste Removal charge.

Mandatory implementation of effective flea control by measures that produce no toxic hazard to children who may come into contact with treated animals.

All complaints of cruelty and all dog bites will be referred to animal control of applicable policy agency for investigation and enforcement.

Deceased pets shall be properly disposed by Los Angeles County Animal Control Services where applicable and shall not be disposed on Housing Authority property.

The right of management to enter dwelling unit upon receipt of notice from the HA.

The right of management to enter dwelling unit when there is evidence that an animal left alone is in danger or distress, or is creating an nuisance.

The right of management to seek impoundment and sheltering of any animal found to be maintained in violation of housing rules, pending resolution of any dispute regarding such violation, at owner's expense. The residents shall be responsible for any impoundment fees, and the HA accepts no responsibility for pets removed.

That failure to abide by any animal-related requirement or restriction constitutes a violation of the "Resident Obligations" in the resident's Lease Agreement.

D. DESIGNATION OF PET/NO-PET AREAS

The following areas are designated no-pet areas: HA playgrounds, management offices, community centers, and recreation center areas.

E. FEES AND DEPOSITS FOR PETS

The resident/pet owners shall be required to pay a refundable deposit of \$200.00 per unit for the purpose of defraying all reasonable costs directly attributable to the presence of a pet. The deposit fees shall not apply to birds and fish.

The HA will refund the Pet Deposit to the resident, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit.

The HA will provide the resident or designee identified above with a written list of any charges against the pet deposit. If the resident disagrees with the amount charged to the pet deposit, the HA will provide a meeting to discuss the charges.

All reasonable expenses incurred by the HA as a result of damages directly attributable to the presence of the pet in the dwelling unit will be the responsibility of the resident, including:

The cost of repairs and replacements to the resident's dwelling unit;

Fumigation of the dwelling unit;

Common areas of the development if applicable.

F. ALTERATIONS TO UNIT

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

Single bedroom dwelling units are limited to no more than one pet of any kind.

G. ADDITIONAL REQUIREMENTS

Pet owners must take precautions to eliminate pet odors.

Residents will prevent disturbances by their pets that interfere with the quiet enjoyment of the premises of other residents in their units or in common areas. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

Residents shall not feed stray animals; doing so, or keeping stray or unregistered animals will be considered having a pet without permission.

#### H. PET WASTE REMOVAL CHARGE

A separate pet waste removal charge of \$50 per occurrence will be assessed against the resident for violations of the pet policy.

Pet deposit and pet waste removal charges are not part of rent payable by the resident.

#### I. PET CARE

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 24 hours.

All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

In the event the resident relocates to non -HA owned property (such as privately -owned apartment complex or hotel) at the request of the HA to complete emergency repairs to the resident's unit and/or to complete modernization and/or rehabilitation activities, the resident shall have the responsibility for the board and care of their pet during the duration of the resident's relocation to non -HA owned property.

#### J. RESPONSIBLE PARTIES

The resident will provide the following information when registering their pet: Name, address and telephone number of the veterinarian who will be providing regular care for the pet; name of the adult household member who will be primarily responsible for animal care; name and contact information for a household member who will return home in the event an animal experiences distress or causes a disturbance when left alone; contact information for a non household member who will respond to emergency situations regarding the pet in question.

#### K. PET RULE VIOLATION NOTICE

If a determination is made on objective facts supported by written statements that a resident/pet owner has violated the Pet Rule Policy, the HA will serve a 30 -Day Notice to Cure or Quit.

L. NOTICE FOR PET REMOVAL

If the resident/pet owner and the HA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the HA, the HA may serve a notice to remove the pet. The Notice shall contain:

A brief statement of the factual basis for the HA's determination of the Pet Rule that has been violated; and

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

M. TERMINATION OF TENANCY

The HA may initiate procedure for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time periods specified; and

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

N. PET REMOVAL

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. Includes pets who are poorly cared for or have been left unattended for over 24 hours.

If the responsible party is unwilling or unable to care for the pet, or if the HA after reasonable efforts cannot contact the responsible party, the HA may contact the appropriate State or local agency and request the removal of the pet.

O. EMERGENCIES

The HA will take all necessary steps to insure that pets which become vicious, display symptoms of severe 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.

If it is necessary for the HA to place the pet in a shelter facility, the cost will be the responsibility of the resident/pet owner.

## **15. Civil Rights Certifications**

[24CFR Part 903.79(o)]

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

## **16. Fiscal Audit**

[24CFR Part 903.79(p)]

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

## **17. PHA Asset Management**

[24CFR Part 903.79(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**

[24CFR Part 903.79(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 E

Provided below:

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

*The PHA made minor changes to The Public Housing Admissions Continued Occupancy Policy in response to selected Resident Advisory Board comments. HACoLA will also increase marketing efforts to the elderly and people with disabilities through specific RAB recommendations. Moreover, HACoLA will strive to provide additional Fair Housing trainings for staff and resident councils.*

Other: (list below)

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

#### **3. Description of Resident Election Process**

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

- Other:(describe) *The Housing Authority is in the process of implementing the Tenant PHA Board member requirement.*

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 assistance) -based  
 Representatives of all PHA resident and assisted family organizations  
 Other(list)

### C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction:(provide name here)

One-year Action Plan for 2001-2002

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 need 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

## **1.SubstantialDeviationfromthe5 -yearPlan:**

Itisthein tentoftheHousingAuthorityoftheCountyofLosAngelestoaderetothe goalsandobjectivesoutlinedinthe5 -yearstrategicplan.However,theplanwillbe modifiedandre -submittedtoHUDifasignificantdeviationfromprogramgoalsand objectivesoccurs.SignificantdeviationisdefinedbytheHousingAuthorityas follows:

- AchangeinProgramAdministration
- Asignificantincreaseordecreaseinprogramfunding
- Asignificantchangeinthelocaleconomy,i.e.,economicrecession.
- AneedtorespondtoeventsbeyondtheHousingAuthoritie'scontrolsuchasan earthquake,civilunrestorotherunforeseenevents.
- Amandatefromlocalgovernmentofficials,specificallythegoverningbodyof theHousingAuthority,tochangethedirection(goalsandobjectives)ofthe program.

## **2.SignificantAmendmentorModificationtot heAnnualPlan:**

AsignificantamendmenttothePHAone -yearAgencyPlanisdefinedasachangein programpolicyorprocedurethatwouldsignificantlyimpactprogramapplicantsor participants.ThisincludesanyrevisionstothePHA'sAdministrativ ePlanand/or OccupancyPolicythatwouldchangeapolicyorprocedurecontainedinthePHA's AgencyPlan.

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

## **Attachments**

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

### **Attachment A**

#### **HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES**

##### ***ADMISSIONS POLICY FOR THE DECONCENTRATION OF POVERTY IN PUBLIC HOUSING*** **[24 CFR Part 903]**

### **Introduction**

Section 16(a)(3)(B) of the United States Housing Act of 1937 (42 U.S.C. 1437n) mandates that public housing authorities (PHAs) adopt an admissions policy that promotes the deconcentration of poverty in public housing. The U.S. Department of Housing and Urban Development (HUD) emphasizes that the goal of deconcentration is to foster the development of mixed income communities within public housing. In mixed income settings, lower income residents are provided with working family role models and greater access to employment and information networks. This goal is to be accomplished through the policy's income-targeting and deconcentration.

### **Income-Targeting**

Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) prohibits the concentration of very low income families in public housing through the enactment of new admission targets.

### **Public Housing:**

- Not less than 40% of new admissions must have incomes at or below 30% of the area median income.
- The balance of 60% of new admissions may have incomes up to 80% of the area median income.

### **Section 8:**

- Not less than 75% of new admissions must have incomes at or below 30% of the area median income. The remaining balance of 25% may have incomes up to 80% of the area median income.

Based on the housing needs of families on the public housing waiting list, the Housing Authority will exceed the 40% cap for families at or below 30% of the area median income. The Housing Authority will meet the requirement of admitting 75% of families at or below 30% of the area median income to the Section 8 Housing Choice Voucher Program.

This policy is based on the current income levels of families on the waiting lists for public housing and Section 8. The income limits for public housing will remain unchanged for FY 2002 and will be subject to review after a yearly income analysis of families residing in general occupancy (family developments). The Housing Authority will continue its marketing efforts to attract more working families to apply to the public housing program, such as advertising the revised income-limits and amending rent structure policies to support and encourage employment among residents.

**Deconcentration**

On December 22, 2000, HUD published the Final Rule to Deconcentrate Poverty and Promote Integration in Public Housing (24 CFR Part 903).

24 CFR instructs PHAs to conduct an analysis of the incomes of families residing in general occupancy (family) housing developments with more than 100 housing units. The affected developments, per the HUD definition, are: Nueva Maravilla, Harbor Hills, and Carmelitos.

To complete the income analysis, the PHA must take the following steps:

1. **Determine the average income of all families residing in the affected developments.** For families residing in Nueva Maravilla, Harbor Hills, and Carmelitos, the average annual income is \$8,367.99.
2. **Determine the average income of families in each affected development.** The average income of families among the three developments is as follows:

<b>Nueva Maravilla</b>	<b>\$8,483.94</b>
<b>Carmelitos</b>	<b>\$8,564.27</b>
<b>Harbor Hills</b>	<b>\$8,055.76</b>

3. **Determine which developments are outside the Established Income Range (EIR).** For step 3, the PHA determines which affected developments are within, below, or above the EIR, which HUD has set at 85% to 115% of the PHA wide income average for the affected developments. The EIR for the Housing Authority is as follows:

<b>Established Income Range</b>	
<b>(Average Income - \$8,367.99)</b>	
<b>\$7,112.80</b>	<b>-----\$9,623.20</b>
<b>(85%)</b>	<b>(115%)</b>

**As the average incomes for the affected developments fall within the EIR, the Housing Authority is not mandated to take any further steps with regard to**

**deconcentration. The income analysis demonstrates that the Housing Authority has no general occupancy family developments to which the requirements apply.**

The Housing Authority will annually conduct the income analysis for the affected developments to determine whether the income mix complies with the deconcentration requirement.

**AttachmentB**

Annual Statement / Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName:Housing Authority for Los Angeles County		Grant Type and Number Capital Fund Program Grant No: CA16P002 -501-02 Replacement Housing Factor Grant No:			Federal FY of Grant:  2002
<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	\$1,000,000			
3	1408 Management Improvements Soft Costs	\$1,000,000			
	Management Improvements Hard Costs				
4	1410 Administration	\$300,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,000,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$180,050			
10	1460 Dwelling Structures	\$2,403,324			
11	1465.1 Dwelling Equipment -- Nonexpendable	\$113,850			
12	1470 Nondwelling Structures	\$242,300			
13	1475 Nondwelling Equipment	\$1,028,170			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$15,000			
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$7,282,694			
	Amount of line 17 Related to LBP Activities				
	Amount of line 17 Related to Section 504 compliance				
	Amount of line 17 Related to Security -- Soft Costs				
	Amount of Line 17 related to Security -- Hard Costs	\$140,500			
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program Grant No: CA16P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
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	
ADMIN	Non-Technical Salaries	1410.1	100%	\$138,339	\$0	\$0	\$0		
Administrative	Travel	1410.1	100%	\$10,000	\$0	\$0	\$0		
	Sundry Planning	1410.19	100%	\$10,000	\$0	\$0	\$0		
	Technical Salaries	1410.2	100%	\$76,661	\$0	\$0	\$0		
	Employee Benefits	1410.9	100%	\$65,000	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$300,000</b>					
Management Imp.	Upgrades (Automation/Equip)	1408	100%	\$100,000	\$0	\$0	\$0		
Agency Wide	Staff and Resident Training Programs	1408	100%	\$100,000	\$0	\$0	\$0		
	Resident Service Programs	1408	100%	\$336,000	\$0	\$0	\$0		
	Resident Services Coordinators	1408	100%	\$464,000					
<b>SUBTOTAL</b>				<b>\$1,000,000</b>	\$0	\$0	\$0		
CA1406	Operations	1406	100%	\$1,000,000	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>1,000,000</b>					
CA16P002001	Replace gas lines	1475	100%	1,065,600	\$0	\$0	\$0		
Carmelitos									
<b>SUBTOTAL</b>				<b>\$1,065,600</b>					
CA16P002002	Install florescent light fixtures in kitchens	1460	301	\$59,000	\$0	\$0	\$0		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program Grant No: CA16P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
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	
Harbor Hills	Install security screen doors	1460	301	\$105,000	\$0	\$0	\$0		
	Remove trash enclosures	1470	100%	20,000	\$0	\$0	\$0		
	Install storage sheds	1470	301	\$200,000	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$384,000</b>					
CA16P002004	Upgrade site lighting	1450	100%	\$100,000	\$0	\$0	\$0		
Nueva Maravilla	Replace shower enclosures	1460	56	\$140,000	\$0	\$0	\$0		
	Replace range hoods	1465	504	\$50,400	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$290,400</b>					
CA16P002014A	Seismic retrofit building	1460	100%	\$630,000	\$0	\$0	\$0		
Westknoll	Replace kitchen cabinets, countertops, Sinks, and piping	1460	136	\$310,630	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$940,630</b>					
CA16P002014B	Seismic retrofit building	1460	100%	\$630,000	\$0	\$0	\$0		
Palm Avenue									
<b>SUBTOTAL</b>				<b>\$630,000</b>					
CA16P002018	Replace gutters	1460	100%	\$5,000	\$0	\$0	\$0		
Ocean Park	Repair exterior of building and repaint	1460	1	\$20,000	\$0	\$0	\$0		
	Replace vertical blinds in senior units	1460	5	\$3,000	\$0	\$0	\$0		
	Replace refrigerators in senior units	1465	5	\$3,500	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$31,500</b>					

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program Grant No: CA16P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
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	
CA16P002020C	Re-grade and landscape site	1450	100%	\$7,500	\$0	\$0	\$0		
Century/Wilton	Replace railings at interior stairwells	1460	40	\$5,500	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$13,000</b>					
CA16P002021B	Seismic retrofit building	1460	2	\$35,000	\$0	\$0	\$0		
East 119 <sup>th</sup> Street	Replace interior doors	1460	6	\$5,500	\$0	\$0	\$0		
	Replace electrical devices and interior lighting	1460	10	\$17,000	\$0	\$0	\$0		
	Replace garage doors	1470	2	\$4,100	\$0	\$0	\$0		
	Relocate residents for seismic work	1495	2	\$15,000	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$76,600</b>					
CA16P002021C	Repair concrete driveway	1450	100%	\$12,500	\$0	\$0	\$0		
East 61 <sup>st</sup> Street	Replace aluminum windows	1460	100%	\$20,800	\$0	\$0	\$0		
	Replace gutters and downspouts	1460	100%	\$2,000	\$0	\$0	\$0		
	Replace built-up roof	1460	1	\$14,400	\$0	\$0	\$0		
	Replace interior doors	1460	18	\$6,300	\$0	\$0	\$0		
	Replace floor tile in kitchen and bathrooms	1460	12	\$20,500	\$0	\$0	\$0		
	Replace metal doors	1460	6	\$8,700	\$0	\$0	\$0		
	Replace water heaters and forced air furnaces	1465	6	\$9,000	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$94,200</b>					
CA16P002021E	Remodel kitchen and bathrooms	1460	18	\$140,144	\$0	\$0	\$0		
1320 W. 107 <sup>th</sup> St.									

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program Grant No: CA16P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
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	
<b>SUBTOTAL</b>				<b>\$140,144</b>					
CA16P002056	Repair concreted driveway	1450	100%	\$12,500	\$0	\$0	\$0		
88 <sup>th</sup> & Beach	Repair exterior of building and repaint	1460	1	\$5,000	\$0	\$0	\$0		
	Replace composition shingle roof	1460	1	\$6,400	\$0	\$0	\$0		
	Replace aluminum windows	1460	100%	\$10,800	\$0	\$0	\$0		
	Replace metal doors	1460	4	\$3,700	\$0	\$0	\$0		
	Remodel kitchens	1460	4	\$18,000	\$0	\$0	\$0		
	Replace floor tile in kitchens & bathrooms	1460	4	\$16,600	\$0	\$0	\$0		
	Replace water heaters	1465	4	\$2,000	\$0	\$0	\$0		
	Replace lighting in carport and patio area	1470	1	\$1,700	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$76,700</b>					
CA16P002067	Replace vinyl composition tile	1460	2	\$3,300	\$0	\$0	\$0		
East 83 <sup>rd</sup> Street	Replace resilient base, stair treads and risers	1460	100%	\$1,450	\$0	\$0	\$0		
	Replace interior lighting	1460	100%	\$1,200	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$5,950</b>					
CA16P002071	Repair exterior of building and repaint	1460	2	\$9,500	\$0	\$0	\$0		
Addington & Waldorf	Replace vinyl composition floor tiles	1460	2	\$10,400	\$0	\$0	\$0		
	Replace resilient base, stair treads, and risers	1460	100%	\$1,000	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$20,900</b>					
<b>CA16P002079A</b>	Replace forced air furnace	1465	4	\$6,000	\$0	\$0	\$0		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program Grant No: CA16P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
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	
1334-38 W. 106 <sup>th</sup> Street									
<b>SUBTOTAL</b>				<b>\$6,000</b>					
CA16P002079B 9410 Budlong	Repair exterior of building and repaint	1460	1	\$7,500	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$7,500</b>					
CA16P002080A 92 <sup>nd</sup> & Bandera	Repair driveway	1450	100%	\$7,000	\$0	\$0	\$0		
	Repair and repaint perimeter fence and vehicle gate	1450	100%	\$21,800	\$0	\$0	\$0		
	Replace gutters and downspouts	1460	100%	\$1,800	\$0	\$0	\$0		
	Repair emergency fire window bars	1460	100%	\$8,800	\$0	\$0	\$0		
	Replace forced air furnace	1465	8	\$12,800	\$0	\$0	\$0		
	Relocate trash container	1470	100%	\$6,000	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$58,200</b>					
CA16P002091B 1115/16 W. 90 <sup>th</sup> St	Improve site lighting	1450	100%	\$10,000	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$10,000</b>					
CA16P002097 Monica Manor	Replace floor tile	1460	22	\$22,000	\$0	\$0	\$0		
	Replace ranges, range hoods, and vents	1465	22	\$10,000	\$0	\$0	\$0		
	Replace water heaters	1465	22	\$5,000	\$0	\$0	\$0		
	Replace metal garage doors	1470	4	\$4,000	\$0	\$0	\$0		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program Grant No: CA16P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
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	
	Replace laundry room roof	1470	1	\$6,500	\$0	\$0	\$0		
	Replace building TV antenna	1475	1	\$5,000	\$0	\$0	\$0		
	Provide eardrains to street	1475	1	\$1,500	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$49,000</b>					
CA16P002107A Jarvis	Improve site lighting	1450	100%	\$2,750	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$2,750</b>					
CA16P002107B East 84 <sup>th</sup> Street	Improve site lighting	1450	100%	\$3,750	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$3,750</b>					
CA16P002124A 1336-40 W. 105 <sup>th</sup>	Replace resilient stair treads and risers	1460	100%	\$4,050	\$0	\$0	\$0		
	Replace vinyl tile and base	1460	9	\$30,000	\$0	\$0	\$0		
	Replace water heaters	1465	9	\$4,950	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$39,000</b>					
CA16P002124B 1057 W. 106 <sup>th</sup> St.	Replace vinyl tile and base	1460	4	\$26,100	\$0	\$0	\$0		
	Replace resilient stair treads and risers	1460	4	\$2,000	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$28,200</b>					

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program Grant No: CA16P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
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	
CA16P002127A	Repair concrete paving	1450	100%	\$750	\$0	\$0	\$0		
1120W.107 <sup>th</sup> St.	Repair exterior of buildings and repaint	1460	1	\$9,750	\$0	\$0	\$0		
	Replace water heaters	1465	3	\$1,650	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$12,150</b>					
CA16P002127B	Repair concrete paving	1450	100%	\$750	\$0	\$0	\$0		
1310W.110 <sup>th</sup> St	Repair exterior of buildings and repaint	1460	1	\$9,750	\$0	\$0	\$0		
	Replace water heaters	1465	3	\$1,650	\$0	\$0	\$0		
	Replace smoke detectors	1465	3	\$1,000	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$13,150</b>					
CA16P002127C	Repair concrete paving	1450	100%	\$750	\$0	\$0	\$0		
11104S. Normandie	Repair exterior of building and repaint	1460	1	\$9,750	\$0	\$0	\$0		
	Replace water heaters	1465	4	\$2,400	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$12,900</b>					
CA16P002132A	Replace vinyl tile and base	1460	5	\$6,000	\$0	\$0	\$0		
1221W. Imperial	Replace water heaters	1465	5	\$2,000	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$8,000</b>					
CA16P002132B	Replace water heaters	1465	4	\$1,500	\$0	\$0	\$0		

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part II: Supporting Pages**

PHA Name: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program Grant No: CA16P002-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
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
<b>SUBTOTAL</b>					<b>\$1,500</b>				
FEES & COSTS	Architectural Engineering		1430.1	100%	\$250,000	\$0	\$0	\$0	
Fees and Costs	Sundry Planning Costs		1430.19		\$225,000	\$0	\$0	\$0	
	Consultant		1430.2		\$278,000	\$0	\$0	\$0	
	Inspection		1430.7		\$247,000	\$0	\$0	\$0	
<b>SUBTOTAL</b>					<b>\$1,000,000</b>	\$0	\$0	\$0	
<b>GRAND TOTAL</b>					<b>\$7,282,694</b>	\$0	\$0	\$0	

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: The Housing Authority of the County of Los Angeles		Grant Type and Number Capital Fund Program No: CA16P002-501-02 Replacement Housing Factor No:				Federal FY of Grant: 2002			
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	12/2003	N/A		07/2005	N/A		N/A		
Administrative									
AGENCY WIDE	12/2003			07/2005					
Management									
Improvements									

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: The Housing Authority of the County of Los Angeles	<b>Grant Type and Number</b> Capital Fund Program No: CA16P002-501-02 Replacement Housing Factor No:	<b>Federal FY of Grant:</b> 2002
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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	
CA1406 Operations	12/2003			07/2005			
CA16P002001 Carmelitos	12/2003			07/2005			
CA16P002002 Harbor Hills	12/2003			07/2005			
CA16P002004 Nueva Maravilla	12/2003			07/2005			
CA16P002014a Westknoll	12/2003			07/2005			
CA16P002014b Palm	12/2003			07/2005			
CA16P002018 Ocean Park	12/2003			07/2005			
CA16P002020C Century/Wilton	12/2003			07/2005			
CA16P002021B East 119 <sup>th</sup> Street	12/2003			07/2005			
CA16P002021C East 61 <sup>st</sup> Street	12/2003			07/2005			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: The Housing Authority of the County of Los Angeles	<b>Grant Type and Number</b> Capital Fund Program No: CA16P002-501-02 Replacement Housing Factor No:	<b>Federal FY of Grant:</b> 2002
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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	
CA16P002021E 1320W.107 <sup>th</sup> St.	12/2003			07/2005			
CA16P002056 88 <sup>th</sup> & Beach	12/2003			07/2005			
CA17P002067 East 83 <sup>rd</sup> St.	12/2003			07/2005			
CA16P002071 Addington & Waldorf	12/2003			07/2005			
CA16P002079A 1334-38W.106 <sup>th</sup> St.	12/2003			07/2005			
CA16P002079B 9410 Budlong	12/2003			07/2005			
CA16P002080A 92 <sup>nd</sup> & Bandera	12/2003			07/2005			
CA16P002091B 1115-16W.90 <sup>th</sup> St.	12/2003			07/2005			
CA16P002097 Monica Manor	12/2003			07/2005			
CA16P002107A Jarvis	12/2003			07/2005			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: The Housing Authority of the County of Los Angeles	<b>Grant Type and Number</b> Capital Fund Program No: CA16P002-501-02 Replacement Housing Factor No:	<b>Federal FY of Grant:</b> 2002
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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	
CA16P002107B East 84 <sup>th</sup> Street	12/2003			07/2005			
CA16P002124A 1336-40 W. 105 <sup>th</sup> St	12/2003			07/2005			
CA16P002124B 1057 W. 106 <sup>th</sup> St	12/2003			07/2005			
Ca16P002127A 1120 W. 107 <sup>th</sup> St	12/2003			07/2005			
Ca16P002127B 1310 W. 110 <sup>th</sup> St	12/2003			07/2005			
CA16P002127C 11104 S. Normandie	12/2003			07/2005			
CA16P002132A 1221 W. Imperial	12/2003			07/2005			
CA16P002132B 1309 W. Imperial	12/2003			07/2005			
FEES AND COSTS Fees and Costs	12/2003			07/2005			

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority for Los Angeles County	Grant Type and Number Capital Fund Program Replacement Housing Factor No: CA16R002 -501-02	Federal FY of Grant:  2002
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X Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report For Period Ending 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				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$43,927	\$0	\$0	\$0
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$43,927	\$0	\$0	\$0

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHAName: Housing Authority for Los Angeles County	Grant Type and Number Capital Fund Program Replacement Housing Factor No: CA16R002 -501-02	Federal FY of Grant:  2002
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X Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement (revision no: )  
**Performance and Evaluation Report For Period Ending Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line 17 Related to LBP Activities				
	Amount of line 17 Related to Section 504 compliance				
	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				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County	Grant Type and Number Capital Fund Program Replacement Housing Factor No: CA16R002 -501-02	Federal FY of Grant: 2002
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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	
Replacement Housing								

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program Replacement Housing Factor No: CA16R002 -501-02				Federal FY of Grant: 2002			
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	
	Construct 6 housing units in 3 separate buildings (Contract)		1460	6	\$43,927	\$0	\$0	\$0	Submitted a demolition application to HUD to demolish 13 housing units. These RHF funds will be utilized to replace the demolished units with 6 housing in 3 separate buildings.

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramRepl acementHousingFactor(CFP/CFPRHF) PartII:SupportingPages									
PHAName: HousingAuthorityLosAngelesCounty			GrantTypeandNumber CapitalFundProgram ReplacementHousingFactorNo:CA16R002 -501-02				FederalFYofGrant: 2002		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories		Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
					Original	Revised	Funds Obligated	Funds Expended	
<b>TOTAL</b>					<b>\$43,927</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramR eplacementHousingFactor(CFP/CFPRHF) PartIII:ImplementationSchedule									
PHAName:HousingAuthorityofLos AngelesCounty			GrantTypeandNumber CapitalFundProgramNo: ReplacementHousingFactorNo: CA16R002-501-02				FederalFYofGrant: 2002		
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates		
	Original	Revised	Actual	Original	Revised	Actual			
ReplacementHousing Funds									
CA16P002-098 85 <sup>th</sup> &Miramonte	3/2004			9/2005					



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: Housing Authority of Los Angeles County	Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CA16R002-501-02	Federal FY of Grant: 2002
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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	

**AttachmentC**  
**CapitalFundProgramFive -YearActionPlan**  
**PartI:Summary**

PHAName Los Angeles County Housing Authority		<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year1 501-2002	WorkStatementforYear2 FFYGrant:CA16P001 -501 PHAFY:2003	WorkStatementforYear3 FFYGrant:CA16P001 -501 PHAFY:2004	Work StatementforYear4 FFYGrant:CA16P001 -501 PHAFY:2005	WorkStatementforYear5 FFYGrant:CA16P001 -501 PHAFY:2006
CA16P002-501	Annual Statement				
Operations(AgencyWide)		1,000,000	1,000,000	1,000,000	1,000,000
ManagementImprovements		1,000,000	1,000,000	1,000,000	1,000,000
AdministrativeCosts		350,000	350,000	350,000	350,000
Fees&Costs		1,100,000	1,100,000	1,100,000	1,100,000
Carmelitos(001)		\$1,339,000	\$800,000	\$0	\$1,041,800
HarborHills(002)		\$594,495	\$0	\$0	\$972,000
NuevaMa ravilla(004)		\$1,000,000	\$1,050,000	\$1,000,000	\$2,840,000
MarinaManorI(013)		\$0	\$0	\$0	\$1,245,700
Westknoll(014a)		\$630,000	\$920,000	\$630,000	\$684,750
Palm(14b)		\$1,162,700	\$647,000	\$630,000	\$638,900
Francisquito(015)		\$415,300	\$285,000	\$0	\$0
OceanPark(018)		\$61,000	\$0	\$0	\$126,900
1104W.106 <sup>th</sup> St.(020a)		\$89,500	\$123,250	\$0	\$37,500
Normandie(020b)		\$30,800	\$0	\$0	\$102,900
Century&Wilton(020c)		\$0	\$433,000	\$300,000	\$29,600
Williamson(020d)		\$10,000	\$0	\$0	\$0
1101-09W91 <sup>st</sup> St.(021a)		\$0	\$0	\$72,000	42,900
E.119 <sup>th</sup> St.(021b)		\$9,500	\$0	\$0	\$13,000
E.61 <sup>st</sup> St.(021c)		\$3,500	\$0	\$0	\$10,300
1100W.106 <sup>th</sup> St.(021d)		\$84,000	\$136,600	\$0	\$24,000
W.107 <sup>th</sup> St.(021e)		\$45,600	\$0	\$0	\$140,000
McBride(021f)		\$50,000	\$128,000	\$0	\$0
Simmons( 021g)		\$0	\$0	\$0	\$10,000
Amalia(021h)		\$0	\$0	\$0	\$10,000
ElSegundoI(023)		\$51,000	\$206,800	\$525,000	\$30,000
Carmelitosnrs.(026)		\$241,900	\$0	\$0	\$533,750
MarinaManorII(027)		\$20,000	\$0	\$0	\$1,147,900

FoothillVilla(029)		\$125,000	\$77,500	\$40,000	\$237,000
OrchardArms(030)		\$758,000	\$60,000	\$512,000	\$348,000
SouthbayGardens(032)		\$10,000	\$206,800	\$0	\$800,000
WhittierManor(033)		\$65,000	\$27,000	\$0	\$0
4 <sup>th</sup> &Mednick(034)		\$7,000	\$0	\$0	\$0
Arizona&Olympic(048)		\$41,000	\$0	\$0	\$0
ElSegun doII -2141(052)		\$59,800	\$0	\$425,000	\$195,000
88 <sup>th</sup> &Beach(056)		\$5,000	\$0	\$0	\$2,000
Herbert(058)		\$200,000	\$115,000	\$255,000	\$15,000
W.94 <sup>th</sup> St.(060a)		\$5,000	\$10,000	\$0	\$53,000
W.95 <sup>th</sup> St.(060b)		\$13,600	\$0	\$0	\$8,000
ElSegundoII -2140(061)		\$15,900	\$36,500	\$0	\$39,800
QuartzHillII(062)		\$0	\$0	\$0	\$70,000
WoodcrestI(066)		\$115,500	\$129,600	\$0	\$12,500
E.83 <sup>rd</sup> St.(2080a)		\$0	\$7,400	\$0	\$3,500
QuartzHillIII(069)		\$0	\$0	\$0	\$70,000
Addington&Waldorf(071)		\$600	\$0	\$0	\$42,000
W.90 <sup>th</sup> St.( 078)		\$93,100	\$0	\$0	\$16,000
1334W.106 <sup>th</sup> (079a)		\$8,200	\$0	\$0	\$36,500
9410Budlong(079b)		\$2,000	\$34,600	\$0	\$30,000
11126Budlong(079c)		\$2,500	\$21,600	\$0	\$13,500
92 <sup>nd</sup> &Bandera(080b)		\$80,400	\$65,500	\$0	\$16,000
E.87 <sup>th</sup> St.(067)		\$0	\$0	\$0	\$51,500
WoodcrestII(090)		\$105,500	\$0	\$0	\$12,500
1115/16W.90 <sup>th</sup> St(091a)		\$0	\$0	\$0	\$150,500
Carmelita(091b)		\$34,000	\$6,500	\$0	\$0
Triggs(091c)		\$50,000	\$51,500	\$0	\$0
MonicaManor(097)		\$15,500	\$0	\$0	\$222,500
85 <sup>th</sup> &Miramonte(098)		\$0	\$0	\$0	\$0
Jarvis(107a)		\$0	\$0	\$0	\$8,000
E.84 <sup>th</sup> St.(107b)		\$0	\$0	\$0	\$14,500
West105 <sup>th</sup> ST.(124a)		\$0	\$0	\$150,000	\$37,000
West106 <sup>th</sup> St(124b)		\$0	\$0	\$0	\$47,500
1120W.107 <sup>th</sup> ST(127a)		\$2,700	\$33,000	\$0	\$6,500
1310W.110 <sup>th</sup> St(127b)		\$0	\$30,000	\$0	\$8,500
11104Normandie(127c)		\$0	\$29,000	\$0	\$23,500
1221W.Imperial(132a)		\$2,500	\$29,000	\$0	\$7,500
1309W.Imperial(132b)		\$400	\$22,500	\$0	\$7,500
11248Budlong(138)		\$0	\$0	\$0	\$126,000
SundanceVista(156)		\$0	\$0	\$70,000	\$35,000

TotalCFPFunds(Est.)		\$11,055,495	\$9,173,650	\$7,534,000	\$15,897,200
TotalReplacement HousingFactorFunds		43,927	43,927	43,927	43,927

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

**Part II: Supporting Pages — Work Activities**

Activities for Year 1 501-2002	Activities for Year: <u>  2  </u> FFY Grant: 501 PHAFY: 2003			Activities for Year: <u>  3  </u> FFY Grant: 501 PHAFY: 2004	
See	Development Name/No.	Major Work	Estimated Cost		
Annual Statement	CA16P002001 Carmelitos	Replace furnaces/wall heaters in family units	400,000	Repair and replace sidewalk walks	250,000
		Repair sidewalks	282,000	Abate and replace floor tile in 100 units	500,000
		Replace concrete patios	607,000	Relocate residents for abatement process	50,000
		Install tot -lot & playground equipment	50,000		
	CA16P002002 Harbor Hills	Replace ranges and range hoods	88,795	N/A	
		Replace wall heaters	120,400		
		Replace toilets	45,000		
		Install gutters and downspouts	100,000		
		Spray water seal on 52 buildings	150,000		
		Install dehumidifiers in 301 units	90,300		
	CA16P002004 Nueva Maravilla	Install galvanized iron fencing in family area	350,000	Replace floors in common areas	40,000
		Replace sliding glass doors in family units	106,200	Replace irrigation system and re-landscape	1,000,000
		Replace wrought iron fencing	1,000,000	Upgrade windows in teen center	10,000
	CA16P002014a Westknoll	Seismic retrofit	630,000	Remodel bathrooms	150,000
				Replace existing elevators	90,000
				Replace garage gates	50,000
				Seismic retrofit	630,000
	CA16P002014b Palm	Install new carpeting in units & common areas	60,000	Install new sprinklers system	5,000
		Install vertical blinds	20,000	Install access panel behind refrigerator	8,000
		Replace ranges and hoods	180,000	Replace garage gate/doors	500
		Remodel kitchen: tile, cabinets and countertop	250,000	Upgrade trash chutes and doors	3,500
		Inst. sec. screens/sldg glass doors 1 <sup>st</sup> flr. units	12,000	Seismic retrofit	630,000
		Upgrade intercom system	4,000		
		Upgrade fire alarm system	5,000		
		Replace floor tiles in laundry room	700		
		Replace ceiling in laundry room	1,000		

		Seismicretrofit	630,000		
	CA16P002015	Upgradekitchenlighting	10,800	Repavefrontwalkwaysandresurfaceparkinglots	250,000
	Francisquito	Replaceroof	50,000	Installwalkwayandemergencyexitgate	10,000
	Villa	Remodelkitchens,replacecabinetsandcountertopsandrangehoods	250,000	Replaceairconditionersincommonareas	25,000
		Replacecarpetsinallunits	45,000		
		Replacefloortileincommonareas	100,000		
	CA16P002018	Remodelkitchens	50,000	N/A	
	OceanPark	Replacefireextinguishersandboxes	9,000		
		Modifybuildingreception/antennasystem	2,000		

**CapitalFundProgram Five -YearActionPlan  
PartII:SupportingPages —WorkActivities**

Activitiesfor Year1 501-2002	ActivitiesforYear: <u>2</u> FFYGrant:501 PHAFY:2003			ActivitiesforYear: <u>3</u> FFYGrant:501 PHAFY:2004	
	Development Name/No.	MajorWork	Estimated Cost		
	CA16P002020a	Installbarbequeareabenches&concreteslab	5,000	Regradeandlandscape	2,500
	1104W.106 <sup>th</sup> St	Replacetrashenclosures./w/ornamentalfence	20,000	Replacealuminumwindows	99,250
		Increasesitelighting	3,000	Upgradeexposedplumbing	6,500
		Installvehiclegateoperators	4,000	CPTEDimprovements	15,000
		Dex-o-texbalconies&walkways	3,500		
		Replacesubfloor	54,000		
	CA16P002020b	Replacefasciaboardandpaintexterior	30,800	N/A	
	Normandie				
	CA16P002020c	N/A		Replacerefrigerators(seniors)	20,000
	Century/Wilton			ReplacekitchencountertopswithSSV	30,000
				Replacebathroom/kitchentile	85,000
				Replacerangesandhoods	40,000
				Install1.6gallonlowflushtoilets	35,000
				Replacecarpetinseniorunits	15,000
				Replaceroof	55,000
				Replacefaciaboardsandrepaintexteriorofbuildings	120,000

				Installraingutters	33,000
	CA16P002020d	Remodelkitchens,replacecountertops,cabinets, and floortile	10,000	N/A	
	Williamson				
	CA16P002021a	N/A		N/A	
	1101-09W.91st				
	CA16P002021b	Landscapesite&replacewroughtironfence	3,500	N/A	
	E.119 <sup>th</sup> Street	Repairandrepaintexteriorofbuilding	4,000		
		Replacewallfurnaces&waterheaters	2,000		
	CA16P002021c	Landscapebackyards&regrade	2,500	N/A	
	E.61 <sup>st</sup> Street	Replaceelectricalboxes	1,000		
	CA16P002021d	Seismicretrofit	50,000	Re-gradeandlandscapesite	2,500
	1100W.10 6 <sup>th</sup> St.	Repipegas,waterandsewerlines	4,000	Replacebuiltinproof	18,000
		Residentrelocation	30,000	Replacealuminumwindows	23,300
				Replaceinteriordoors	12,000
				Remodelkitchensandbathrooms	75,300
				Replacewaterheaters	5,500

**Capital Fund Program Five -Year Action Plan**  
**Part II: Supporting Pages — Work Activities**

Activities for Year 1 501-2002	Activities for Year: <u>2</u> FFY Grant: 501 PHAFY: 2003			Activities for Year: <u>3</u> FFY Grant: 501 PHAFY: 2004	
	Development Name/No.	Major Work	Estimated Cost		
	CA16P002021e	Replace irrigation system and re-gradesite	5,600	N/A	
	W.107 <sup>th</sup> Street	Remove palm trees and repair sidewalks	2,500		
		Replace sub-floors and retile	34,000		
		Replace main electrical panels	3,500		
	CA16P002021f	Remodel kitchens, replace countertops, cabinets and sinks	10,000	Install vertical blinds	2,000
	McBride	Abate for asbestos and replace floor tile	50,000	Remodel bathrooms	20,000
				Replace ranges and range hoods	6,000
				Replace roofs	40,000
	CA16P002023	Replace patio doors	6,000	Replace finished hardware	6,800
	El Segundo	Fumigate for termites	36,000	Replace aluminum	200,000
		Resident relocation	9,000		
	CA16P002026				
	Carmelitos Srs.	Replace trash room and meter doors	14,400	N/A	
		Replace carpet in all units and common areas	227,500		
	CA16P002027	Install backup generators system	20,000	N/A	
	Marina Manor II				
	CA16P002029	Replace landscape	25,000	Replace unit air conditioners	46,500
	Foothill Villa	Repair exterior of building and re-paint	100,000	Replace unit heaters	31,000
	CA16P002030	Replace air conditioners	140,000	Construct carports	60,000
	Orchard Arms	Replace heaters	140,000		
		Repair exterior of buildings and re-paint	120,000		
		Add additional fencing in parking areas	120,000		
		Replace kitchen cabinets and countertops	138,000		

		Replacebathroomvanities	100,000		
	CA16P002032	Replaceintercomsystem	10,000	Replacefinishedhardware	6,800
	SouthbayGrdns			Replacealuminumwindows	200,000
	CA16P002033	Relocatewaterheatersfromroof	10,000	ReplacecarpetwithVCTincommonareas	25,000
	WhittierManor	Replaceunitandcommonareasairconditione rs	55,000	Upgradeintercomsystem	2,000
	CA16P002034	Replacestorageandexteriordoors	2,000	N/A	
	4 <sup>th</sup> &Mednik	Replaceslidingglassdoors	2,000		
		Removetreefrominfrontofbuilding	1,500		
		Repavewalkways	1,500		
	CA16P002048	Installwroughtironfencing	20,000	N/A	
	Arizona/Olympic	Replaceexteriordoorswithmetaldors	20,000		
		Replacecentralizedmailboxes	1,000		
	Ca16P002052	Re-gradeandlandscapesite	16,000	N/A	
	ElSegundoII	Replaceex teriordoors	24,300		
		Replaceforcedairfurnaces	19,500		
	CA16P002056	Repaveparkingarea/stripeandinst.bumpers	5,000	N/A	
	88 <sup>th</sup> &Beach				

**Capital Fund Program Five -Year Action Plan**  
**Part II: Supporting Pages — Work Activities**

Activities for Year 1 501-2002	Activities for Year: <u>2</u> FFY Grant: 501 PHAFY: 2003			Activities for Year: <u>3</u> FFY Grant: 501 PHAFY: 2004	
	Development Name/No.	Major Work	Estimated Cost		
	CA16P002058 Herbert	Replace roof	200,000	Repave front walkway and parking lot	15,000
				Replace kitchen cabinets and countertops	96,000
				Replace air conditioners in common areas	4,000
	CA16P002060a W. 94 <sup>th</sup> Street	Upgrade landscaping	2,000	Install site lighting (CPTED)	10,000
	CA16P002060b W. 95 <sup>th</sup> Street	Inst. barbeque pits, benches, & concrete slab	900	N/A	
		Replace ranges & range hoods	2,700		
		Install site lighting (CPTED)	10,000		
	CA16P002061 El Segundo II	Repair wall	1,000	Replace aluminum windows	32,000
		Replace vinyl tile and base	8,900	Landscape and re-grade site	4,500
		Replace forced air furnaces	6,000		
	CA16P002062 Quartz Hill I	CPTED improvements	5,000	Construction of a Community Center	350,000
		Replace water heaters	10,000		
	CA16P002066 Woodcrest I	Repair wrought iron security doors	500	Replace aluminum windows	34,600
		Remove storage cabinets in carport	1,000	Upgrade landscape and install total lot	75,000
		Replace water heaters and furnaces	25,000		
		Replace composition shingle roof	30,000		
		Replace storage and interior doors	55,000		
				Replace closet doors	20,000
	CA16P002069 Quartz Hill III	Install rubber stair treads	8,000	N/A	
		Replace water heaters	10,000		
	CA16P002071 Addington/Wald	Upgrade porch lights (CPTED)	600	N/A	

	CA16P002078	Repave&re -stripeparkinglot	3,000	N/A	
	W.90 <sup>th</sup> Street	Re-gradeandlandscapesite	2,500		
		Replacecompositionshingleroof	20,300		
		Replacealuminumwindows	23,400		
		Replacevinyltile	33,800		
		Replaceinteriordoors	15,000		
		Upgradeexteriorlights	5,000		
		Upgradevehiclegateandoperator	5,000		
		Upgradeinteriorlighting	4,000		
		Replacepedestriangate	1,100		
	CA16P002079a	Remodelkitch en&bathrooms	7,500	N/A	
	1334W.106 <sup>th</sup> St	Addfloordrainstolaundryareas	700		
	CA16P002079b	Upgradesitelighting(CPTED)	2,000	Replacealuminumwindows	34,600
	9410Budlong				

**Capital Fund Program Five -Year Action Plan**  
**Part II: Supporting Pages — Work Activities**

Activities for Year 1 501-2002	Activities for Year: <u>2</u> FFY Grant: 501 PHAFY: 2003			Activities for Year: <u>3</u> FFY Grant: 501 PHAFY: 2004	
	Development Name/No.	Major Work	Estimated Cost		
	CA16P002079c	CPTED improvements	500	Replace aluminum windows	21,600
	11126 Budlong	Retile floors	1,000		
		Repair/replace carport roof	500		
	CA16P002080a	N/A		Replace exterior doors	1,400
	East 83 <sup>rd</sup> Street			Repair and paint exterior of buildings	6,000
	CA16P002080b	Paint iron fence	400	Upgrade landscape	10,000
	92 <sup>nd</sup> & Bandera	Seismic retrofit buildings	55,000	Replace ranges and hoods	10,000
		Relocate residents for seismic work	25,000	Replace kitchen and bathroom floor tile	10,000
				Replace kitchen cabinets and countertops	33,000
				Install low flush toilets	2,500
	CA16P002090	Replace composition shingle roof	30,500	N/A	
	Woodcrest II	Replace vinyl tile and base	55,000		
		Replace water heaters and forced air furnaces	15,000		
	CA16P002091b	Replace floor tile in kitchens	3,000	Replace kitchen cabinets and countertops	5,000
	Carmelita	Replace refrigerators	3,000	Replace ranges and range hoods	1,500
		Replace roofs	20,000	N/A	
		Repair exterior of building and repaint	8,000		
	CA16P002091c	Abate for asbestos and replace floor tile	50,000	Repair and repaved driveway	50,000
	Triggs			Upgrade site lighting	1,500
	CA16P002097	Modify trash areas	3,000	N/A	
	Monica Manor	Replace garage doors	2,500		
		Repair wrought iron fencing	10,000		
	CA16P002127a	Replace exterior doors and re-key locks	1,500	Replace roof	25,000

	1120W.107 <sup>th</sup> St	Replacetoilets	1,200	Replacefloortileinkitchensandbathrooms	8,000
	CA16P002127b	N/A		Replaceroof	25,000
	1310W.110 <sup>th</sup> St			Replacefloortileinkitchensandbathrooms	5,000
	Ca16P002127c	N/A		Replaceroof	25,000
	11104Normande			Replacefloortileinkitchensandbathrooms	4,000

**CapitalFund ProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

Activities for Year1 501-2002	ActivitiesforYear: <u>2</u>			ActivitiesforYear: <u>3</u>	
	DevelopmentName/No.	MajorWork	Estimated Cost		
	CA16P002132a	Replacemotoronvehiclegate	2,500	Replaceroof	15,000
	<b>1221WImperial</b>			Repai exteriorofbuildingandre -paint	8,000
				Replaceinteriorandexteriordoors	6,000
	CA16P002132b	Re-keyentrydoorlocks	400	Replaceroofs	15,000
	<b>1309WImperial</b>			Replaceinteriorandexteriordoors	7,500
	CA16P0020138	Regrade&replacelandscaping	1,000	Installnewroof	90,000

**Capital Fund Program Five -Year Action Plan**  
**Part II: Supporting Pages — Work Activities**

Activities for Year 1 501-2002	Activities for Year: <u>4</u> FFY Grant: 501 PHAFY: 2005			Activities for Year: <u>5</u> FFY Grant: 501 PHAFY: 2006	
	Development Name/No.	Major Work	Estimated Cost		
	CA16P002001	N/A		Replace chain link fence with wrought iron	634,000
	Carmelitos			Install bathroom vent fans	112,000
				Replace kitchen & dining room lights, install GFI	185,000
				Replace alley doors at Community Center	16,800
				Replace floor tile throughout Community Center	82,000
				Replace room dividers in Community Center	12,000
	CA16P002002	N/A		Replace floor tile in 301 units	350,000
	Harbor Hills			Install stair cove base in 301 units	42,000
				Install ornamental iron fencing though -outside	380,000
				Install exhaust fans in bathrooms	200,000
	CA16P002004	N/A		Replace roof and interior wood panels at child center	10,000
	Nueva Maravilla			Relocate irrigation lines away from buildings	5,000
				Replace exterior doors with mental doors	175,000
				Abate asbestos and replace floor tile	1,000,000
				Repave parking lots	300,000
				Replace all windows in units	1,000,000
				Upgrade elevators in senior building	350,000
	CA16P002014a	Seismic retrofit	630,000	Replace ranges	47,600
	Westknoll			Replace air conditioners and heaters	61,200
				Install clean -outs in each unit	20,300
				Replace bathroom showers, tubs, sinks, & fans	270,000
				Replace exterior thresholds and doors	109,600
				Replace patio doors and tracks	54,800
				Replace kitchen sinks	34,250
				Replace closet doors and tracks	34,000
				Replace fireplaces	50,000
	CA16P002014b	Seismic retrofit	630,000	Replace balcony doors and screens	50,800
	Palm			Replace kitchen and bathroom sinks and faucets	50,800

				Replace thresholds and exterior doors	101,600
				Install clean -outs in each unit	19,050
				Repave parking lot and restrip	6,000
				Upgrade lighting in garage area	12,000
				Replace bathroom showers, tubs, sinks, and fans	254,000
				Replace closet doors and tracks	31,750
				Replace air conditioners	57,150
				Upgrade exterior lighting	8,750
				Re-landscape site	10,000
				Install surveillance cameras	5,000
				Replace shelves in living room	32,000
	CA16P002013	N/A		Replace kitchen & bathroom sinks, cabinets, and counter tops	370,000
	Marina Manor I			Replace closet doors & tracks	47,000
				Replace trash room and exterior doors	20,000
				Jet all lines	40,000
				Improve hall way lighting	28,000
				Upgrade fire alarm system	100,000
				Replace heaters in units	50,000
				Replace vanities, toilets, medicine cabinets, & fans	88,000
				Replace exterior doors, locks, and thresholds	148,000
				Replace wrought iron gates and fencing	15,000
				Replace ceiling tiles	3,000
				Replace trash chutes and doors	8,000
				Upgrade elevator to ADA	150,000
				Install fluorescent lights in kitchens	50,000
				Upgrade emergency lighting	25,000
				Replace dining room light fixtures	27,500
				Install security cameras	3,000
				Install shutoff valves on 1 <sup>st</sup> floor	45,800
				Replace cabinets, sinks, and counters in laundry room	2,000
				Replace intercom systems	6,000
				Change remote control to access parking	10,000
	CA16P002018	N/A		Install access to roof	3,000
	Ocean Park			Construct maintenance facility with bathroom	6,500
				Upgrade exterior lighting	12,000
				Replace closet doors and tracks	12,250
				Replace windows and screens	24,150
				Upgrade main service electrical panel	1,000

				Installnewintercomsystem	5,000
				Replacemailboxes	1,000
				Resurfacedriveway,parkinglot,andre -stripe	8,000
				Replacerailingandgatesandrubberizestaircase	15,000
				Replaceexteriordoorsandthresholds	22,000
				Upgradelaundryrooms	2,000
				Replaceheaters	15,000
	CA16P002020a	N/A		Replacedoors,hardwareandlocks	4,500
	1104W.106 <sup>th</sup> St.			Replacestairwellandsecondfloorhandrails	4,000
				Replacebuilt -uproof	20,000
				Replacetoilets,angletopsandflexline	2,000
				Replacelaundryroomfloor,repaintandreplacedoor	3,500
				Replacewallheaters,gascocks,andflexlines	3,500
	CA16P002020b	N/A		Removecarportstorage/repairwalls	10,000
	Normandie			Replaceslidingglassdoors	21,000
				Installsewercleanoutstograde	6,000
				ReplaceVCTtile	35,000
				Replacevanities,faucets,angletops,flexlines,	14,000
				ssvcountertopsandbasin	
				Replacebathroomcombinationlightand fan	4,900
				Replaceinteriorclosetdoorsandinteriordoors	12,000
	CA16P002020c	Upgrade/installlandscaping	300,000	Installairconditionersinseniorunits	12,000
	Century/Wilton			Re-roofcarports	8,000
				Repaintwroughtironfenci ng	6,000
				Replaceslidegateoperator	3,600
	CA16P002021a	ReplaceVCTflooring	30,000	Replaceroof	4,500
	W.91 <sup>st</sup> Street	Remodelkitchensandbathrooms	42,000	Replaceinterior&exteriordoors&hardware	6,900
				Replacewallheaters	3,000
				Replacewindows	20,000
				Replacefloor,heater,drywallandpaintboilerroom	5,000
				Upgradesitelighting	3,500
	CA16P002021b	N/A		ReplaceVCTfloor	5,000
	E.119 <sup>th</sup> Street			Repairandrepaintexteriorofbuilding	8,000
	CA16P002021c	N/A		RepaiREXTERIOROFBUILDINGANDREPAINT	6,000

	E.61 <sup>st</sup> Street			Upgrade exterior lighting	2,500
				Upgrade mailboxes	1,800

Capital Fund Program Five - Year Action Plan

Part II: Supporting Pages — Work Activities

Activities for Year 1 501-2002	Activities for Year: <u>4</u> FFY Grant: 501 PHAFY: 2005			Activities for Year: <u>5</u> FFY Grant: 501 PHAFY: 2006	
	Development Name/No.	Major Work	Estimated Cost		
CA16P002021d	N/A			Replace handrail	4,000
1100W.106 <sup>th</sup> St.				Replace Dex -O-Tex landings	3,500
				Repair exterior of building and repaint	4,500
				Replace sub -floor and VCT	12,000
CA16P002021e	N/A			Replace inside dry wall damaged by water	50,000
W.107 <sup>th</sup> Street				Replace patio sliding glass doors	36,000
				Replace sliding windows	45,000
				Repair exterior building and re -paint	9,000
CA16P002023	Repair/paint exterior of building		50,000	Repair exterior of buildings and re -paint	30,000
El Segundo I	Improve site lighting		10,000		
	Upgrade/install landscaping		20,000		
	Replace exterior doors		25,000		
	Replace interior doors		21,000		
	Repair driveways		68,000		
	Remodel laundry room		21,000		
	Remodel kitchen/bathrooms		255,000		
	Upgrade parking/carports		55,000		
CA15P002-026				Replace 140 patio doors'	98,000
Carmelitos Srs.	N/A			Replace light fixtures in kitchen, dining, bedroom, bathroom, and on porch	95,000
				Replace vertical blinds with drapes	100,750
				Resurface common area walkway and stairways	135,000
				Replace egress doors at Community Center	9,000
				Replace hallway lights	86,000
				Remodel restrooms at Community Center	10,000
CA16P002027	N/A			Replace kitchen & bathroom sinks, cabinets, and counter tops	370,000

	MarinaManorII			Replacetrashroomandexteriordoors	47,000
				Replacetrashroomandexteriordoors	20,000
				Jetallines	40,000
				Improvehallwaylighting	28,000
				Upgradefirearmsystem	100,000
				Replacevanities,toile ts,medicinecabinets&fans	88,000
				Replaceexteriordoors,locks,andthresholds	148,000
				Replacewroughtironfencingandgate	15,000
				Replaceceilingtiles	3,000
				Replacetrashchutesandchutedoors	8,000
				Upgradeelevatorsto ADA	150,000
				Upgradeemergencylighting	25,000
				Replacediningroomlightfixtures	27,500
				Installsecuritycameras	3,000
				Replacecabinets,sinks,andcountersinlaundryrm	2,000
				Replaceintercomsystem	6,000
				Changeremot econtroltoaccessparking	10,000
	CA16P002029	Replacecommonareaairconditioners	40,000	Installcameraequipment	25,000
	FoothillVilla			Replacewindowswithdualpane	200,000
				Upgradeintercomsystem	2,000
				Replacevehiclegate	10,000
	CA16P002030	Replacelandscaping	30,000	Installcamerasystemin4buildings	45,000
	OrchardArms	Re-pipe4buildings	422,000	Replacewindowswithdualpanes	140,000
				Upgradeintercom	8,000
				Replacegateoperators	5,000
				Addadditionalparkingspaces	150,000

**CapitalFundProgramFive -YearActionPlan  
PartII:SupportingPages —WorkActivities**

Activitiesfor Year1 501-2002	ActivitiesforYear: __4__ FFYGrant:501 PHAFY:2005			ActivitiesforYear: __5__ FFYG rant:501 PHAFY:2006		
	Development	MajorWork	Estimated			

Name/No.		Cost		
CA16P002032	N/A			Upgradesitelighting
SouthbayGardns				Landscapesite
				Replaceairconditionersincommonareas
				Repairexteriorofbuildingandrepaint
				Repairdrivewaysandwalkways
				Replacetrashchute
				Upgradeboiler
				Remodelkitchens,cabinets,countertops,&flooring
				Replaceallanglestops
				Resurfacebalconies
				Removewoodpartitionsonpatiosandinstallretaining wallsandwroughtironenclosures
				RemovecarpetandinstallVCTinhallways
CA16P002052	Re-landscapesite	45,000		Replacewindows
ElSegundoII	Repaircarports	25,000		Repairdriveways
	Upgradesitelighting	5,000		
	Remodelkitchensandbathrooms	210,000		
	Replaceinteriordoors	40,000		
	Installnewplaygroundequipment	20,000		
	Replacefloortile	60,000		
CA16P002056	N/A			Repaircarportroofandrepaint
88 <sup>th</sup> &Beach				
CA16P002058	Upgrade,redesignlaundryroom	5,000		Upgradecommonareaandexteriorlighting
Herbert	Upgradefirearmsystem	250,000		Replacesitefencingwithwroughtiron
CA16P002060a	N/A			Replacesub-floorsandstairtreads
West94 <sup>th</sup> Street				Replacekitchencabinets
				Replacegaragedoors
CA16P002060b	N/A			Replacevehiclegateoperator
West95 <sup>th</sup> Street				Upgradeexteriorlighting(CPTED)
CA16P002061	N/A			Removetrees
ElSegundoII				Repairdrivewaysandwalkways
				Repairroofandinstallraingutters

	CA16P002062	N/A		Installwatershut -offvalves	10,000
	QuartzHillI			Replaceheatersinunits	60,000
	CA16P002066	N/A		Repairdrywallceilinginparkingstalls	6,000
	WoodcrestI			Upgradeexteriorlighting(CPTED)	3,000
				Installnewmailboxes	1,500
				Replacetot -lot equipment	2,000
	CA16P002067			Repaiorexteriorofbuildingsandre -paint	6,500
	East87 <sup>th</sup> Street	N/A		Remodelkitchens	20,000
				Upgradeexteriorlighting(CPTED)	2,500
				Remodelbathrooms,installfloortile	10,000
				Replaceinterio randexteriordoors	8,500
				Relocatetrasharea(CPTED)	4,000
	CA16P002069	N/A		Installwatershut -offvalves	10,000
	QuartzHillII			Replaceheatersinunits	60,000
	CA16P002071	N/A		Remodelkitchens	15,000
	Addington/Wald			Replaceinteriordoors	12,000
				Replaceroofonunitsandcarports	15,000
	CA16P02078	N/A		Repairconcretewalkways	10,000
	W.90 <sup>th</sup> Street			Repaircarports	6,000
	CA16P002079a	N/A		Replacemailboxes	1,500
	1334W.106 <sup>th</sup> St			Repairsub -floorsandinstallVCTonsecondfloor	20,000
				Upgradefrontandrearfencing	15,000
	CA16P002079b	N/A		Replaceroof	5,000
	9410Budlong			ReplaceVCTonfirstfloor	5,000
				Installconcreteinbackyards	5,000
				Replaceinteriorandexteriordoorsandclosetdoors	15,000
	CA16P002079c	N/A		Upgradevehiclegateoperator	3,500
	11126Budlong			Installconcreteinbackyards	5,000
				Replaceexteriordoors	5,000

	CA16P002080a	N/A		Upgrade exterior lighting (CPTED)	1,000
	East 83 <sup>rd</sup> Street			Landscapesite	2,500
	CA16P002080b	N/A		Replace interior and exterior doors	16,000
	92 <sup>nd</sup> & Bandera				
	CA16P002090	N/A		Repair dry wall in ceilings in parking stalls	6,000
	Woodcrest II			Upgrade exterior lighting (CPTED)	3,000
				Install new mailboxes	1,500
				Replace tot - lot playground equipment	2,000
	CA16P002091a	N/A		Repair exterior of building and re - paint	10,000
	1115/1116 W. 90 <sup>th</sup> Street			Repair front pedestrian gates	3,000
				Install sewer main cleanouts	2,500
	CA16P002097	N/A		Replace tot - lot equipment	5,000
	Monica Manor			Replace sub - flooring and floor tile	114,000
				Replace kitchen cabinets	28,500
				Replace closet doors and tracks	9,500
				Replace toilets and flex lines	3,000
				Replace bathroom exhaust fans	1,000
				Replace vehicular gate and motor	5,000
				Upgrade fire alarm system	50,000
				Construct maintenance facility including a bathroom	6,500
	CA16P002107a	N/A		Repair exterior of buildings and re - paint	2,500
	Jarvis			Install wrought iron fence at front and rear of site	5,500
	CA16P002107b	N/A		Replace garage doors	5,000
	East 84 <sup>th</sup> Street			Install intercom at front gate	3,000
				Install wrought iron entry gates & paint fence	3,000
				Replace exterior doors	3,500
	CA16P002124a	Install cleanouts at each unit	10,000	Upgrade exterior lighting (CPTED)	2,000
	West 105 <sup>th</sup> Street	Replace interior doors	30,000	Replace roof on units and carports	18,000
		Reinforce interior stairwell handrails	4,500	Remodel tot - lot and install playground equipment	7,000
		Remodel kitchen/bathrooms	100,000	Repair exterior of buildings and re - paint	10,000
		Upgrade front entry gate and install all intercom	5,500		

	CA16P002124b	N/A		Repairfrontentrygateandintercom	3,500
	West106 <sup>th</sup> Street			Replacemailboxes	1,500
				Replacevehiclegateandoperator	9,000
				Remodelkitchens	22,000
				Replaceinteriorandexteriordoors	7,500
				Installkitchensinkcleanouts	2,000
				Landscapesite	2,000
	CA16P002127a	N/A		Replaceinteriordoors	4,000
	1120W.107 <sup>th</sup> St			Upgradeintercomsystem	2,500
	CA16P002127b	N/A		Replaceinteriorandexteriordoors	6,000
	1310W.110 <sup>th</sup> St			Upgradeintercomsystem	2,500
	CA16P002127c	N/A		Replaceinteriorandexteriordoors	7,500
	11104S.Normd			Upgradevehiclegateoperator	4,000
				Upgradeintercomsystem	2,000
				Repai exteriorofbuildingand repaint	8,000
				Upgradesitelighting(CPTED)	2,000
	CA16P002132a	N/A		Installconcretepatios	3,500
	1221WImperial			Upgradefencing	1,500
				Upgradeintercomsystem	2,599
	CA16P002132b	N/A		Installconcretepatios	3,500
	1309WImperial			Upgradeintercomsystems	4,000

**CapitalFundProgramFive -YearActionPlan  
PartII:SupportingPages —WorkActivities**

Activitiesfor Year1 501-2002	ActivitiesforYear: <u>4</u> FFYGrant:501 PHAFY:2005			Activities forYear: <u>5</u> FFYGrant:501 PHAFY:2006	
	Development Name/No.	MajorWork	Estimated Cost		
	CA16P002-138	N/A		Replacedoors,hardwareandlocks	7,500
	BudlongCrest			Replacestairtreads,flooringandsub -floors	30,000

	(11248)				
				Upgrade exterior lighting	3,500
				Re-paint wrought iron fence	6,000
				Replace VCT tile	35,000
				Replace vehicle gate operator	4,500
				Upgrade interior lighting	4,000
				Replace water heater and doors	3,500
				Upgrade intercom system	2,500
				Repair kitchen cabinets	27,000
				Paint pedestrian gates	2,500
	CA16P002156	Install to lot	25,000	Redesign and replace vehicle gate	20,000
	Sundance Vista	Redesign and install irrigation system	20,000	Re-grade front area of each unit	15,000

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Five -Year Action Plan**  
**Part II: Supporting Page**

PHAName Housing Authority of the County of Los Angeles		<input checked="" type="checkbox"/> Original 5 -Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year1	Work Statement for Year2 FFY Grant: CA16R002 -501 PHAFY:2003	Work Statement for Year3 FFY Grant: CA16R002 -501 PHAFY:2004	Work Statement for Year4 FFY Grant: CA16R002 -501 PHAFY:2005	Work Statement for Year5 FFY Grant: CA16R002 -501 PHAFY:2006
CA16R002-	Annual Statement				
CA16P002-098					
85 <sup>th</sup> & Miramonte					
To Construct 6 units of replacement housing upon demolition of existing buildings.		\$43,927	\$43,927	\$43,927	\$43,927
<b>Total Replacement Housing Factor Funds</b>		<b>\$43,927</b>	<b>\$43,927</b>	<b>\$43,927</b>	<b>\$43,927</b>

**CAPITAL FUND PROGRAM TABLES START HERE**

<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>					
PHAName:Housing Authority for Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002-710			Federal FY of Grant:  1998
<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 12/31/01 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	\$1,296,000	\$1,176,964	\$1,176,964	\$1,176,964
	Management Improvements Hard Costs	\$0			
4	1410 Administration	\$333,000	\$141,419	\$141,419	\$141,419
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$590,000	\$1,063,722	\$1,063,722	\$1,063,722
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$83,282	\$129,582	\$129,582	\$129,582
10	1460 Dwelling Structures	\$3,641,365	\$3,494,507	\$3,494,507	\$3,167,009
11	1465.1 Dwelling Equipment — Nonexpendable	\$189,470	\$251,907	\$251,907	\$251,907
12	1470 Non dwelling Structures	\$27,100	\$27,100	\$27,100	\$27,100
13	1475 Non dwelling Equipment	\$320,000	\$191,263	\$191,263	\$191,263
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1492 Moving to Work Demonstration	\$0			
17	1495.1 Relocation Costs	\$0	\$3,753	\$3,753	\$3,753
18	1499 Development Activities	\$0			
19	1502 Contingency	\$0			

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHAName:Housing Authority for Los Angeles County	Grant Type and Number Comprehensive Grant Program CA16P002-710	Federal FY of Grant:  1998
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no: )  
 X Performance and Evaluation Report For Period Ending 12/31/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant:(sum of lines.....)	\$6,480,217	\$6,480,217	\$6,480,217	\$6,152,719
	Amount of line 17 Related to LBP Activities	\$1,950,000	\$1,950,000	\$1,950,000	\$1,436,622
	Amount of line 17 Related to Section 504 compliance	\$178,700	\$178,700	\$178,700	\$178,700
	Amount of line 17 Related to Security --Soft Costs				
	Amount of Line 17 related to Security --Hard Costs	\$15,670	\$10,036	\$10,036	\$10,036
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH F)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost Original Revised		Total Actual Cost Funds Funds Obligated Expended		Status of Work
ADMIN	Non-Technical Salaries		1410.1	100%	\$100,000	\$59,171	\$59,171	\$59,171	Funds transferred to Fees & Costs
Administrative	Travel		1410.1	100%	\$5,000	\$0	\$0	\$0	
	Sundry Planning		1410.19	100%	\$5,000	\$0	\$0	\$0	
	Technical Salaries		1410.2	100%	\$125,000	\$34,248	34,248	\$34,248	
	Employee Benefits		1410.9	100%	\$98,000	\$48,000	\$48,000	\$48,000	
<b>SUBTOTAL</b>					<b>\$333,000</b>	<b>\$141,419</b>	<b>\$141,419</b>	<b>\$141,419</b>	
AGENCY WIDE Management Improvements	Resident Training Programs		1408	100%	\$500,000	(\$119,036)	\$380,964	\$380,964	Funds transferred to the Budlong housing site for construction activity.
	Criminal background checks		1408	100%	\$63,900	\$0	\$63,900	\$63,900	
	Image 2000 FLCE Equipment		1408	100%	\$15,000	\$0	\$15,000	\$15,000	
	Urban Garden Training Coordinator		1408	100%	\$36,900	\$0	\$36,900	\$36,900	
	CPTED Reviews		1408	100%	\$120,000	\$0	\$120,000	\$120,000	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH F)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost Original Revised		Total Actual Cost Funds Funds Obligated Expended		Status of Work
	Automation-Imaging/Upgrade		1408	100%	\$166,200	\$0	\$166,200	\$166,200	
	Employment & Training Coordinator		1408	100%	\$100,000	\$0	\$100,000	\$100,000	
	Image 2000 Family Learning Center Coordinators		1408	100%	\$294,000	\$0	\$294,000	\$294,000	
<b>SUBTOTAL</b>					<b>\$1,296,000</b>	<b>(\$119,036)</b>	<b>\$1,176,964</b>	<b>\$1,176,964</b>	
Fees & Costs									
	Architectural/Engineering		1430.1	100%	\$250,000	\$208,722	\$458,722	\$458,722	Additional funds were transferred from Admin.
	Sundry Planning Costs		1430.19	100%	\$25,000	\$100,000	\$125,000	\$125,000	
	Consultant		1430.2	100%	\$80,000	\$65,000	\$145,000	\$145,000	
	Inspection		1430.7	100%	\$235,000	\$100,000	\$335,000	\$335,000	
<b>SUBTOTAL</b>					<b>\$590,000</b>	<b>\$473,722</b>	<b>\$1,063,722</b>	<b>\$1,063,722</b>	
CA16P002-002									

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH F)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant: 1998			
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	
Harbor Hills	Install staircoating (Contract)		1460	300	\$16,307	\$0	\$16,307	\$16,307	Construction Contract executed with Bowen Construction Work is 95% completed
	Convert 15 Apts. to fully assessible (Contract)		1460	15	\$150,000	\$0	\$150,000	\$150,000	
	Replace faucets (Contract)		1460	150	\$25,000	\$0	\$25,000	\$25,000	
	Replace exterior doors (Contract)		1460	300	\$135,600	\$0	\$135,600	\$135,600	
	Replace windows (Contract)		1460	100%	\$171,008	\$0	\$171,008	\$171,008	
	Lead-based paint abatement (Contract)		1460	300	\$1,950,000	\$0	\$1,950,000	\$1,436,622	
	Provide trash enclosures (Contract)		1470	100%	\$17,000	\$0	\$17,000	\$17,000	
<b>SUBTOTAL</b>					<b>\$2,464,915</b>	<b>\$0</b>	<b>\$2,464,915</b>	<b>\$1,951,537</b>	
CA16P002-026									
Carmelitos Senior	Re-landscape internal courtyards (Contract)		1450	100%	\$8,400	\$0	\$8,400	\$8,400	Construction Contract executed with ML

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH F)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant: 1998			
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	
									Construction All work completed and project closed.
	Replace cracked concrete patios (Contract)		1450	100%	\$10,500	\$46,323	\$56,823	\$56,823	
	Replace lavatories (Contract)		1460	155	\$77,500	\$0	\$77,500	\$77,500	
	Provide gutters & downspouts (Contract)		1460	100%	\$23,500	\$0	\$23,500	\$23,500	
	Replace rusted metal doors, frames & gates (Contract)		1460	18	\$26,000	\$0	\$26,000	\$26,000	
	Repaint all doors & door frames (Contract)		1460	18	\$2,000	\$0	\$2,000	\$2,000	
	Replace water damaged ceilings & interior walls of stair enclosures and repaint (Contract)		1460	100%	\$5,000	\$0	\$5,000	\$5,000	
	Install fixed glass in framed openings at second level of stair enclosures (Contract)		1460	100%	\$20,500	\$0	\$20,500	\$20,500	
	Replace kitchen and bathroom vinyl floors (Contract)		1460	155	\$40,000	\$0	\$40,000	\$40,000	
	Replace kitchen sinks (Contract)		1460	155	\$55,000	\$0	\$55,000	\$55,000	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH F)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant: 1998			
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		
	Replace bathtubs & fittings (Contract)	1460	20	\$157,000	\$0	\$157,000	\$157,000		
	Replaced drapes/vertical blinds (Contract)	1460	155	\$48,000	\$0	\$48,000	\$48,000		
	Replace ranges, range hoods, and refrigerators (Maintenance)	1465.1	155	\$108,500	\$0	\$108,500	\$108,500		
	Replace rollers on bottom of sliding glass doors (Contract)	1470	2	\$3,100	\$0	\$3,100	\$3,100		
<b>SUBTOTAL</b>				<b>\$585,000</b>	<b>\$46,323</b>	<b>\$631,323</b>	<b>\$631,323</b>		
CA16P002-032									
Southbay Gardens	Adjust kitchen cabinet to allow 30" range installation (Contract)	1460	100	\$69,500	\$0	\$69,500	\$69,500	Construction Contract executed with ML Construction. All work has been completed.	
	Replace balcony deck coating (Contract)	1460	100%	\$54,000	(\$8,818)	\$45,182	\$44,447		
	Replace patio screen wall (Contract)	1460	100%	\$10,800	\$0	\$10,800	\$10,800		
	Repair compositioning roof	1460	100%	\$6,000	\$50,818	\$56,818	\$56,818		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH F)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost Original Revised		Total Actual Cost Funds Funds Obligated Expended		Status of Work
	(Contract)								
	Replace metal doors (Contract)		1460	20	\$7,000	\$0	\$7,000	\$7,000	
	Replace drape swith vertical blinds (Contract)		1460	100	\$30,000	\$0	\$30,000	\$30,000	
	Re-roof carports (Contract)		1470	100%	\$7,000	\$0	\$7,000	\$7,000	
	Upgrade fire alarm system (Contract)		1475.2	100%	\$80,000	(\$20,000)	\$60,000	\$60,000	
	Upgrade boilers (Contract)		1475.2	2	\$35,000	\$0	\$35,000	\$28,100	
	Upgrade elevators (Contract)		1475.2	2	\$50,000	\$0	\$50,000	\$50,000	
	Replace AC/heat pump (Contract)		1475.2	100%	\$50,000	(\$21,000)	\$29,000	\$18,163	
	Replace smoked detectors (Contract)		1475.2	100	\$10,000	\$0	\$10,000	\$0	
<b>SUBTOTAL</b>					<b>\$409,300</b>	<b>\$1,000</b>	<b>\$410,300</b>	<b>\$381,828</b>	
CA16P002-033									
Whittier Manor	Fill lawn areadepressions nextto sidewalks (Contract)		1450	100%	\$1,000	\$0	\$1,000	\$1,000	Construction Contract executed with First Enterprise. Construction is 98% completed.
	Replace plumbing controls in H/C		1460	2	\$2,700	\$0	\$2,700	\$2,700	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH F)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant: 1998			
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	
	units(Contract)								
	Replace kitchen sinks & fittings (Contract)		1460	49	\$34,300	\$0	\$34,300	\$34,300	
	Replace lavatories & fittings (Contract)		1460	49	\$30,200	\$0	\$30,200	\$30,200	
	Replace fiberglass tub/showers & valves (Contract)		1460	10	\$20,000	\$0	\$20,000	\$20,000	
	Replace A/C units (Contract)		1465.1	49	\$40,000	(\$5,216)	\$34,784	\$34,784	
	Upgrade elevator cab & controls (Contract)		1475.1	2	\$60,000	\$0	\$60,000	\$0	
<b>SUBTOTAL</b>					<b>\$188,200</b>	<b>(\$5,216)</b>	<b>\$182,984</b>	<b>\$122,984</b>	
CA16P002-052									
El Segundo II	Remodel bathrooms (Contract)		1460	13	\$77,200	\$0	\$77,200	\$77,200	Construction Contract executed to complete work in conjunction with seismic retrofitting of buildings

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH F)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant: 1998			
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	
									Work has been completed
	Remodel kitchens (Contract)		1460	13	\$36,100	\$0	\$36,100	\$36,100	
	Replace heating vents (Contract)		1460	13	\$18,200	\$0	\$18,200	\$18,200	
<b>SUBTOTAL</b>					<b>\$131,500</b>	<b>\$0</b>	<b>\$131,500</b>	<b>\$131,500</b>	
Ca16P002-058									
Herbert	Construct concrete ramps & curb cuts at 2H/C parking spaces (Contract)		1450	2	\$1,000	\$0	\$1,000	\$1,000	Construction completed & project closed.
	Upgrade site lighting (Contract)		1450	100%	\$6,000	\$0	\$6,000	\$6,000	
	Replace wrought iron fence in rear of building (Contract)		1450	100%	\$5,282	\$0	\$5,282	\$5,282	
	Replace roofing, flashing, & gutters (Contract)		1460	100%	\$40,000	\$0	\$40,000	\$40,000	
	Replace fiberglass tub/showers & valves (Contract)		1460	10	\$19,000	\$0	\$19,000	\$19,000	
	Replace A/C in all units (Contract)		1465.1	46	\$34,300	\$0	\$34,300	\$34,300	
	Replace refrigerators (Contract)		1465.1	46	\$23,700	\$0	\$23,700	\$23,700	
	Renovate elevators (Contract)		1475.2	2	\$35,000	\$0	\$35,000	\$35,000	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH F)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant: 1998			
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	
	Resident relocation		1495.1	46	\$0	\$5,000	\$5,000	\$3,753	
<b>SUBTOTAL</b>					<b>\$164,282</b>	<b>\$5,000</b>	<b>\$169,282</b>	<b>\$168,125</b>	
CA16P002-060A									
1324 W. 95 <sup>th</sup> Street	Install fencing (Contract)		1450	100%	\$1,500	\$0	\$1,500	\$1,500	Construction completed.
	Revise trash area (Contract)		1450	1	\$3,500	\$0	\$3,500	\$3,500	
	Replace composition shingle roof (Contract)		1460	100%	\$7,500	\$0	\$7,500	\$7,500	
	Replace built-up proof (Contract)		1460	100%	\$1,800	\$0	\$1,800	\$1,800	
	Replace closet doors (Contract)		1460	4	\$5,000	\$0	\$5,000	\$5,000	
	Remodel kitchens (Contract)		1460	4	\$12,000	\$0	\$12,000	\$12,000	
<b>SUBTOTAL</b>					<b>\$31,300</b>	<b>\$0</b>	<b>\$31,300</b>	<b>\$31,300</b>	
CA16P002-060B									
1035-1037 1/2 W. 94 <sup>th</sup> Street	Install fencing (Contract)		1450	100%	\$1,600	\$0	\$1,600	\$1,600	Construction completed, project

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH F)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost Original Revised		Total Actual Cost Funds Funds Obligated Expended		Status of Work
									closed
	Revisetrasharea(Contract)		1450	1	\$3,500	\$0	\$3,500	\$3,500	
	Remodelkitchens(Contract)		1460	4	\$9,500	\$0	\$9,500	\$9,500	
	<b>SUBTOTAL</b>				<b>\$14,600</b>	<b>\$0</b>	<b>\$14,600</b>	<b>\$14,600</b>	
CA16P002-061									
ElSegundoII	Replaceclosetdoors(Contract)		1460	4	\$5,600	\$0	\$5,600	\$5,600	Work completed.
	<b>SUBTOTAL</b>				<b>\$5,600</b>	<b>\$0</b>	<b>\$5,600</b>	<b>\$5,600</b>	
CA16P002-066									
WoodcrestI	Installsecurityscreendoors (Contract)		1460	10	\$4,000	\$0	\$4,000	\$4,000	Construction
	Paintexteriortrim(Contract)		1460	100%	\$4,300	\$0	\$4,300	\$4,300	Completed.
	Replaceinteriorwooden&closet doors(Contract)		1460	10	\$7,000	\$0	\$7,000	\$7,000	
	Repairplumbing(Contract)		1460	100%	\$2,000	\$0	\$2,000	\$2,000	
	Replacefinishedhardware (Contract)		1460	100%	\$5,000	\$0	\$5,000	\$5,000	
	Replacesub -floors&refinishtile (Contract)		1460	10	\$40,000	\$0	\$40,000	\$40,000	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH F)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost Original Revised		Total Actual Cost Funds Funds Obligated Expended		Status of Work
<b>SUBTOTAL</b>					<b>\$62,300</b>	<b>\$0</b>	<b>\$62,300</b>	<b>\$62,300</b>	
CA16P002-067									
1615-1617E. 87 <sup>th</sup> Street	Landscape & re-gradesite (Maintenance)		1450	100%	\$4,500	\$0	\$4,500	\$4,500	Work was completed by maintenance staff
	Replace electrical plate covers (Maintenance)		1460	100%	\$200	\$0	\$200	\$200	Work completed
<b>SUBTOTAL</b>					<b>\$4,700</b>	<b>\$0</b>	<b>\$4,700</b>	<b>\$4,700</b>	
CA16P002-071									
Addington & Waldorf	Replace concrete driveway (Maintenance)		1450	100%	\$1,500	\$0	\$1,500	\$1,500	Work was completed by maintenance staff
<b>SUBTOTAL</b>					<b>\$1,500</b>	<b>\$0</b>	<b>\$1,500</b>	<b>\$1,500</b>	
CA16P002-079A									

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH F)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant: 1998			
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		
1334-1338W. 106 <sup>th</sup> Street	Repair concrete walks & patio (Contract)	1450	100%	\$1,500	\$0	\$1,500	\$1,500	Construction completed.	
	Replaces site lighting (Contract)	1450	100%	\$1,400	\$0	\$1,400	\$1,400		
	Re-pave asphalt driveway (Contract)	1450	100%	\$13,500	\$0	\$13,500	\$13,500		
	Paint exterior of buildings (Contract)	1460	100%	\$6,300	\$0	\$6,300	\$6,300		
	Replace vinyl tile (Contract)	1460	4	\$24,100	\$0	\$24,100	\$24,100		
	Replace resilient base, stair treads & riser (Contract)	1460	4	\$3,700	\$0	\$3,700	\$3,700		
	Replace composition tile roof (Contract)	1460	100%	\$10,100	\$0	\$10,100	\$10,100		
<b>SUBTOTAL</b>				<b>\$60,600</b>	<b>\$0</b>	<b>\$60,600</b>	<b>\$60,600</b>		
CA16P002-079B									
9410 Budlong	Re-pave parking area with asphalt (Contract)	1450	100%	\$3,000	\$0	\$3,000	\$3,000	Construction Contract executed with IKE Construction	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH F)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant: 1998			
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	
									n Work is completed.
	Install sliding gate operator (Contract)		1450	100%	\$3,500	\$0	\$3,500	\$3,477	
	Install gate and fencing (Contract)		1450	100%	\$3,500	\$0	\$3,500	\$3,500	
	Replace forced air furnace (Contract)		1465.1	4	\$6,000	\$20,000	\$26,000	\$26,000	
	Replace water heaters (Contract)		1465.1	4	\$2,200	\$13,250	\$15,450	\$14,523	
	Replace smoke detectors (Contract)		1465.1	4	\$800	(\$364)	\$436	\$0	
<b>SUBTOTAL</b>					<b>\$19,000</b>	<b>\$32,886</b>	<b>\$51,886</b>	<b>\$50,500</b>	
CA16P002-079C									
11126 Budlong	Remodel kitchens (Contract)		1460	4	\$25,100	\$0	\$25,100	\$25,100	Construction Contract executed with CAS Construction Work is completed.
	Remodel bathrooms (Contract)		1460	4	\$9,400	\$0	\$9,400	\$9,400	
	Replace electrical plate covers (Contract)		1460	5	\$100	\$0	\$100	\$100	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH F)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant: 1998			
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	
	Replace water heaters (Contract)		1465.1	4	\$1,400	\$42,000	\$43,400	\$9,000	
<b>SUBTOTAL</b>					<b>\$36,000</b>	<b>\$42,000</b>	<b>\$78,000</b>	<b>\$75,657</b>	
CA16P002-080B									
92 <sup>nd</sup> & Bandera	Replaces smoke detectors (Contract)		1465.1	4	\$1,600	\$0	\$1,600	\$1,100	Work completed by maintenance staff.
<b>SUBTOTAL</b>					<b>\$1,600</b>	<b>\$0</b>	<b>\$1,600</b>	<b>\$1,100</b>	
Ca16P002-090									
Woodcrest II	Repair concrete driveway (Contract)		1450	100%	\$1,500	\$0	\$1,500	\$1,500	Construction Contract executed

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH F)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant: 1998			
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	
									with ML Construction Work is completed.
	Repair vehicular gate (Contract)		1450	100%	\$350	\$0	\$350	\$350	
	Repair/replaces sprinkler system (Contract)		1450	100%	\$500	\$0	\$500	\$500	
	Paint exterior trim (Contract)		1460	1	\$4,250	\$0	\$4,250	\$4,250	
	Replace plumbing (Contract)		1460	100%	\$2,000	\$0	\$2,000	\$2,000	
	Replace finished hardware (Contract)		1460	100%	\$5,000	\$0	\$5,000	\$5,000	
	Replace interior wooden and closet doors (Contract)		1460	10	\$7,000	\$0	\$7,000	\$7,000	
	Install security screens (Contract)		1460	10	\$4,000	\$0	\$4,000	\$4,000	
	Replace sub -floors (Contract)		1460	10	\$40,000	\$0	\$40,000	\$40,000	
	<b>SUBTOTAL</b>				<b>\$64,600</b>	<b>\$0</b>	<b>\$64,600</b>	<b>\$64,600</b>	
	Ca16P002-124A								
1340 W. 105 <sup>th</sup> Street	Repairs sliding gate (Maintenance)		1450	100%	\$4,500	\$0	\$4,500	\$4,500	Work completed by maintenance staff. Unused

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH F)**

**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant: 1998			
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	
									fundswill be transferred where needed.
	Repair stucco & repaint building (Contract)		1460	1	\$1,200	\$0	\$1,200	\$1,200	
	Replaces smoke detectors (Contract)		1465.1	100%	\$4,950	(\$4,950)	\$0	\$0	
	<b>SUBTOTAL</b>				<b>\$10,650</b>	<b>(\$4,950)</b>	<b>\$5,700</b>	<b>\$5,700</b>	
CA16P002-124B									
1057 W. 106 <sup>th</sup> Street	Repair stucco & paint building (Maintenance)		1460	1	\$3,000	\$0	\$3,000	\$3,000	Work completed by maintenance staff
	Replaces smoke detectors (Contract)		1465.1	100%	\$320	(\$320)	\$0	\$0	
	<b>SUBTOTAL</b>				<b>\$3,320</b>	<b>(\$320)</b>	<b>\$3,000</b>	<b>\$3,000</b>	
CA16P002-132A									

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH F)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost Original Revised		Total Actual Cost Funds Funds Obligated Expended		Status of Work
1221W. Imperial Highway	Increase site lighting (Maintenance)		1450	100%	\$1,000	\$0	\$1,000	\$1,000	Work being completed by maintenance staff.
	Re-key all dwelling units (Maintenance)		1460	5	\$500	\$0	\$500	\$500	
<b>SUBTOTAL</b>					<b>\$1,500</b>	<b>\$0</b>	<b>\$1,500</b>	<b>\$1,500</b>	
CA16P002-138									
11248S. Budlong	Install new iron gate (Maintenance)		1450		\$750	\$0	\$750	\$750	
<b>SUBTOTAL</b>					<b>\$750</b>	<b>\$0</b>	<b>\$750</b>	<b>\$750</b>	
<b>GRAND TOTAL</b>									

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: Housing Authority of the County of Los Angeles		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant : 1998	
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	3/2000		3/1999	9/2001		9/2001	
AGENCY WIDE							
Management	3/2000	9/2000	6/2000	9/2001		9/2001	
Improvements							
Ca16P002-002							
Harbor Hills	3/2000		9/1999	9/2001	6/2002		Construction completed, labor issues pending.
CA16P002-026							
Carmelitos Seniors	3/2000		9/1999	9/2001		11/2001	
CA16P002-032							
Southbay Gardens	3/2000		9/1999	9/2001		6/2001	
CA16P002-033							
Whittier Manor	3/2000		3/2000	9/2001	6/2002		Construction completed, labor issues pending.
CA11P002-052							
El Segundo II	3/2000		9/1999	9/2001		10/2001	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: Housing Authority of the County of Los Angeles		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant : 1998	
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	
CA16P002-058 Herbert	3/2000		9/1999	9/2001		4/2000	
CA16P00-060A 1324 W. 95 <sup>th</sup> Street	3/2000		3/2000	9/2001		3/2001	
CA16P002-060B 1035-1037 W. 94 <sup>th</sup> St.	3/2000		8/1999	9/2001		3/2001	
Ca16P002-061 El Segundo II	3/2000		9/1999	9/2001		10/2001	
CA16P002-066 Woodcrest I	3/2000		1/2000	9/2001		8/2001	
Ca16P002-067 1615-1617 E. 87 <sup>th</sup> St.	3/2000		8/1999	9/2001		3/2001	
CA16P002-071 Addington & Waldorf	3/2000		5/1999	9/2001		3/2001	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: Housing Authority of the County of Los Angeles		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant : 1998	
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	
CA16P002-079A							
1334-1338 W. 106 <sup>th</sup>	3/2000		3/2000	9/2001		5/2000	
CA16P002-079B							
9410 Budlong	3/2000		3/2000	9/2001		2/2001	
CA16P002-079C							
11126 Budlong	3/2000		2/2000	9/2001		2/2001	
CA16P002-080B							
92 <sup>nd</sup> & Bandera	3/2000		2/1999	9/2001		7/2000	
CA16P002-090							
Woodcrest II	3/2000		1/2000	9/2001		8/2001	
CA16P002-124A							
1340 W. 105 <sup>th</sup> Street	3/2000		2/2000	9/2001		2/2000	
CA16P002-124B							
1057 W. 196 <sup>th</sup> Street	3/2000		2/2000	9/2001		9/2001	
CA16P002-132A							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: Housing Authority of the County of Los Angeles		Grant Type and Number Comprehensive Grant Program CA16P002 -710				Federal FY of Grant : 1998	
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	
Imperial Highway	3/2000		2/2000	9/2001		9/2001	
CA16P002-138							
11248S.Budlong	3/2000		2/2000	9/2001		9/2001	
Fees & Costs	3/2000		8/1999	9/2001		9/2001	

**CAPITAL FUND PROGRAM TABLES START HERE**

**Attachment C**

<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>					
PHAName: Housing Authority for Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002-711			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 12/31/01 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				
2	1406 Operations	\$0			
3	1408 Management Improvements Soft Costs	\$500,000	\$500,000	\$500,000	\$295,205
	Management Improvements Hard Costs	\$0			
4	1410 Administration	\$210,000	\$210,000	\$210,000	\$94,454
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$620,000	\$1,628,092	\$1,628,092	\$1,337,582
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$359,200	\$359,200	\$359,200	\$359,200
10	1460 Dwelling Structures	\$2,986,549	\$2,862,356	\$2,862,356	\$1,934,561
11	1465.1 Dwelling Equipment — Nonexpendable	\$340,869	\$377,977	\$377,977	\$366,919
12	1470 Non dwelling Structures	\$1,440,000	\$0	\$0	\$0
13	1475 Non dwelling Equipment	\$1,000,000	\$1,600,000	\$1,600,000	\$146,251
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$110,000	\$28,993	\$28,993	\$17,193
18	1499 Development Activities				
19	1502 Contingency				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHAName:Housing Authority for Los Angeles County	Grant Type and Number Comprehensive Grant Program CA16P002-711	Federal FY of Grant:  1999
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no:    )  
**X Performance and Evaluation Report For Period Ending 12/31/01 Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant:(sum of lines.....)	\$7,566,618	\$7,566,618	\$7,566,618	\$4,551,365
	Amount of line 17 Related to LBP Activities	\$45,000	\$45,000	\$45,000	\$45,000
	Amount of line 17 Related to Section 504 compliance	\$163,900	\$163,900	\$163,900	\$150,000
	Amount of line 17 Related to Security --Soft Costs	\$0			
	Amount of Line 17 related to Security --Hard Costs	\$20,000	\$20,000	\$20,000	\$20,000
	Amount of line XX Related to Energy Conservation Measures	\$120,869	\$120,869	\$120,869	\$120,869
	Collateralization Expenses or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -711				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 Expended	Funds Expended	
ADMIN	Non-Technical Salaries	1410.1	100%	\$145,000	\$0	\$145,000	\$69,954	
Administrative	Travel	1410.1 0	100%	\$5,000	\$0	\$5,000	\$5,000	
	Sundry Planning	1410.1 9	100%	\$5,000	\$0	\$5,000	\$0	
	Employee Benefits	1410.9	100%	\$55,000	\$0	\$55,000	\$19,500	
	<b>SUBTOTAL</b>			<b>\$210,000</b>	<b>\$0</b>	<b>\$210,000</b>	<b>\$94,454</b>	
AGENCY WIDE	Employee Training Programs	1408	100%	\$90,000	\$0	\$90,000	\$90,000	
Management Improvements	Image 2000 Family Learning Center Coordinator	1408	100%	\$100,000	\$0	\$100,000	\$68,000	
	Employment & Training Coordinator	1408	100%	\$60,000	\$0	\$60,000	\$23,000	
	Upgrades (Automation/Equip)	1408	100%	\$100,000	\$0	\$100,000	\$48,000	
	Urban Garden Training Coordinator	1408	100%	\$60,000	\$0	\$60,000	\$30,205	
	Maintenance Equipment	1408	100%	\$90,000	\$0	\$90,000	\$36,000	
	<b>SUBTOTAL</b>			<b>\$500,000</b>	<b>\$0</b>	<b>\$500,000</b>	<b>\$295,205</b>	
Fees & Costs	Architectural/Engineering	1430.1	100%	\$280,000	\$400,000	\$680,000	\$578,875	Additional funds transferred

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -711				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	
									from Foothill Villa and Harbor Hills
	Sundry Planning Costs		1430.19	100%	\$25,000	\$200,000	\$225,000	\$135,615	
	Consultant		1430.2	100%	\$80,000	\$300,000	\$380,000	\$280,000	
	Inspections		1430.7	100%	\$235,000	\$108,092	\$343,092	\$343,092	
	<b>SUBTOTAL</b>				<b>\$620,000</b>	<b>\$1,008,092</b>	<b>\$1,628,092</b>	<b>\$1,337,582</b>	
CA16P002-001									
Carmelitos	Provide security gates at the entrance (Contract)		1450	100%	\$20,000	\$0	\$20,000	\$20,000	Construction Contract executed with NSA to complete rehab.

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -711					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	
									Work completed
	Re-grade & provide concrete ramp between office and central mail boxes (Contract)		1450	100%	\$3,000	\$0	\$3,000	\$3,000	
	Provide concrete H/C access ramp to converted H/C units from parking lot (Contract)		1450	100%	\$10,900	\$0	\$10,900	\$10,900	
	Provide 5' concrete landing outside units where entry doors swing out (Contract)		1450	100%	\$8,500	\$0	\$8,500	\$8,500	
	Relocate clean -outsto inside of electrical enclosures (Contract)		1450	100%	\$222,800	\$0	\$222,800	\$222,800	
	<b>SUBTOTAL</b>				<b>\$265,200</b>	<b>\$0</b>	<b>\$265,200</b>	<b>\$265,200</b>	
	CA16P002-002								
Harbor Hills	Convert 15 apartmentsto fully handicapped accessible (Contract)		1460	15	\$150,000	\$0	\$150,000	\$150,000	Construction Contract executed with Bowen Construction

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -711				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	
									n Work is completed
	Replace windows (Contract)		1460	100%	\$184,449	\$152,257	\$336,706	\$336,706	
	Replace gas lines (Contract)		1460	100%	\$346,000	\$40,037	\$386,037	\$386,037	
	Replace water heaters (Contract)		1465.1	300	\$120,869	\$0	\$120,869	\$120,869	
	Construct Community Center (Contract)		1470	1	\$1,440,000	(\$1,440,000)	\$0	\$0	To expedite funding obligation, funds were moved to CF501-01
	<b>SUBTOTAL</b>				<b>\$2,241,318</b>	<b>(\$1,247,706)</b>	<b>\$993,612</b>	<b>\$993,612</b>	
CA16P002-013									
Marina Manor I	Replace fiberglass bathtubs (Contract)		1460	183	\$329,400	\$154,513	\$483,913	\$341,658	Construction Contract executed with NBM. Work is

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -711				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	
									95% completed.
<b>SUBTOTAL</b>					<b>\$329,400</b>	<b>\$154,513</b>	<b>\$483,913</b>	<b>\$341,658</b>	
CA16P002-015									
Francisquito Villa	Upgrade fire alarm system (Contract)		1475.9	1	\$160,000	\$0	\$160,000	\$0	
	Install fire alarm sprinkler		1475.9	1		\$300,000	\$300,000	\$0	To expedite the obligation, funds and work item was moved from CF501-01
<b>SUBTOTAL</b>					<b>\$160,000</b>	<b>\$300,000</b>	<b>\$460,000</b>	<b>\$0</b>	
CA16P002-020A									
1104W.106 <sup>th</sup>	Replace veranda deck covering		1460	100%	\$4,800	(\$4,800)	\$0	\$0	Funds

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -711				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 Expended	Funds	
St.	(Contract)								transferred to other sites where needed
	Replace bathtubs (Contract)		1460	10	\$38,000	(\$38,000)	\$0	\$0	
	Replace vinyl floor tile (Contract)		1460	10	\$14,100	(\$14,100)	\$0	\$0	
<b>SUBTOTAL</b>					<b>\$56,900</b>	<b>(\$56,900)</b>	<b>\$0</b>	<b>\$0</b>	
Ca16P002-021C									
1100W.106 <sup>th</sup> St.	Seismic retrofit building (Contract)		1460.1	1	\$110,000	\$25,600	\$135,600	\$0	
	Resident relocation (Contract)		1495.1	10	\$10,000	\$10,000	\$10,000	\$0	
<b>SUBTOTAL</b>					<b>\$120,000</b>	<b>\$25,600</b>	<b>\$145,600</b>	<b>\$0</b>	
CA16P002-021G									
1101-1109W. 91 <sup>st</sup> Street	Seismic retrofit building (Contract)		1460.1	1	\$128,000	\$17,600	\$145,600	\$0	
<b>SUBTOTAL</b>					<b>\$128,000</b>	<b>\$17,600</b>	<b>\$145,600</b>	<b>\$0</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -711				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	
CA16P002-023									
El Segundo I	Replace interior wood doors (Contract)		1460	30	\$24,000	\$0	\$24,000	\$24,000	Contract executed with Angles Contractors. Work is 85% completed.
	Replace closet doors (Contract)		1460	18	\$18,900	\$0	\$18,900	\$18,900	
	Replace vinyl floor tile (Contract)		1460	28	\$132,900	\$51,000	\$183,900	\$92,384	
<b>SUBTOTAL</b>					<b>\$175,800</b>	<b>\$51,000</b>	<b>\$226,800</b>	<b>\$135,284</b>	
CA16P002-026									
Carmelitos Senior	Replace rusted perimeter fence (Contract)		1450	100%	\$90,000	\$0	\$90,000	\$90,000	Construction Contract

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -711				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	
									executed with NSA to complete some of the work. Work is 95% completed.
	Replace roofs, gutters, & downspouts (Contract)		1460	2	\$300,000	\$59,700	\$359,700	\$359,700	
	Replace heating & cooling systems (Contract)		1465.1	155	\$220,000	\$37,108	\$257,108	\$246,050	
	Replace boiler (Contract)		1475.9	2	\$80,000	\$0	\$80,000	\$80,000	Construction Contract executed with Superior Boiler. Work has been completed.

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -711				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	
	Upgrade fire alarm system (Contract)		1475.9	1	\$160,000	\$0	\$160,000	\$0	Contract executed with National Electrical Contractor to complete work.
<b>SUBTOTAL</b>					<b>\$850,000</b>	<b>\$96,808</b>	<b>\$946,808</b>	<b>\$695,750</b>	
CA16P002-029									
Foothill Villa	Seismic retrofit building (Contract)		1460.1	1	\$500,000	(\$500,000)	\$0	\$0	Work will not be completed at this time, funds transferred to Fees & Costs.
	Upgrade fire alarm system (Contract)		1475.9	1	\$160,000	\$0	\$160,000	\$0	Contract executed with Elevator

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -711				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	
									Solution to complete work.
	Upgrade elevators (Contract)		1475.9	3	\$120,000	\$0	\$120,000	\$0	
	Resident relocation (Contract)		1495.1	62	\$50,000	(\$50,000)	\$0	\$0	
<b>SUBTOTAL</b>					<b>\$830,000</b>	<b>(\$550,000)</b>	<b>\$280,000</b>	<b>\$0</b>	
CA16P002-030									
Orchard Arms	Upgrade elevators (Contract)		1475.9	4	\$160,000	\$0	\$160,000	\$66,251	
<b>SUBTOTAL</b>					<b>\$160,000</b>	<b>\$0</b>	<b>\$160,000</b>	<b>\$66,251</b>	
CA16P002-032									
Southbay Gardens	Upgrade fire alarm system (Contract)		1475.9	1	\$160,000	\$0	\$160,000	\$70,000	Work is completed and final close-out of project in process.
	Install fire sprinkler system		1475.9	1		\$300,000	\$300,000	\$0	To expedite obligation offunds,

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -711				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	
									work item and funds transferred from CF501-01
<b>SUBTOTAL</b>					<b>\$160,000</b>	<b>\$0</b>	<b>\$460,000</b>	<b>\$55,576</b>	
CA16P002-052									
El Segundo II	Replace all interior wood doors (Maintenance)		1460	13	\$11,700	\$3,600	\$15,300	\$15,300	Work has been completed.
<b>SUBTOTAL</b>					<b>\$11,700</b>	<b>\$3,600</b>	<b>\$15,300</b>	<b>\$15,300</b>	
CA16P002-060A									
1324 W. 95 <sup>th</sup> Street	Replace all interior wood doors (Contract)		1460	6	\$3,600	\$0	\$3,600	\$0	Contract executed with Angeles

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -711				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	
									Contractors to complete work.
<b>SUBTOTAL</b>					<b>\$3,600</b>	<b>\$0</b>	<b>\$3,600</b>	<b>\$0</b>	
CA16P002-060B									
El Segundo II	Replace interior wood doors (Contract)		1460	6	\$3,600	\$0	\$3,600	\$3,600	Work completed
<b>SUBTOTAL</b>					<b>\$3,600</b>	<b>\$0</b>	<b>\$3,600</b>	<b>\$3,600</b>	
CA16P002-066									
Woodcrest I	Replace railings at totlots (Contract)		1450	2	\$4,000	\$0	\$4,000	\$4,000	Construction Contract executed with ML Construction Work is 85% completed

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -711				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	
	Replaced damaged kitchen cabinets (Contract)		1460	10	\$80,000	\$0	\$80,000	\$80,000	
	Replaces sub -floor & VCT (Contract)		1460	10	\$32,000	\$0	\$32,000	\$32,000	
	Seismic retrofit building (Contract)		1460.1	1	\$110,000	\$0	110,000	\$0	
	Resident relocation (Contract)		1495.1	10	\$5,000	\$0	\$5,000	\$3,200	
	<b>SUBTOTAL</b>				<b>\$231,000</b>	<b>\$0</b>	<b>\$231,000</b>	<b>\$119,200</b>	
CA16P002-067									
1615-1617E. 87 <sup>th</sup> Street	Replace metal exterior doors (Contract)		1460	6	\$2,800	\$0	\$2,800	\$0	Construction contract executed with Angeles Contractors to complete work
	<b>SUBTOTAL</b>				<b>\$2,800</b>	<b>\$0</b>	<b>\$2,800</b>	<b>\$0</b>	
CA16P002-079B									

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -711				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	
9410 Budlong	Replace interior wood & closet doors (Maintenance)		1460	10	\$9,200	\$0	\$9,200	\$9,200	Work completed.
<b>SUBTOTAL</b>					<b>\$9,200</b>	<b>\$0</b>	<b>\$9,200</b>	<b>\$9,200</b>	
CA16P002-079C									
11126 Budlong	Replace interior wood & closet doors (Maintenance)		1460	10	\$9,200	\$0	\$9,200	\$9,200	Work completed.
<b>SUBTOTAL</b>					<b>\$9,200</b>	<b>\$0</b>	<b>\$9,200</b>	<b>\$9,200</b>	
CA16P002-080A									
1535 E. 83 <sup>rd</sup> Street	Replace interior & closet doors (Maintenance)		1460	3	\$2,100	\$0	\$2,100	\$2,100	Work completed.
<b>SUBTOTAL</b>					<b>\$2,100</b>	<b>\$0</b>	<b>\$2,100</b>	<b>\$2,100</b>	
Ca16P002-080B									
92 <sup>nd</sup> & Bandera	Replace vinyl tile & base (Contract)		1460	8	\$20,000	\$0	\$20,000	\$20,000	Construction work completed.

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -711				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	
	Replace resilient stair treads & riser (Contract)		1460	100%	\$3,600	\$0	\$3,600	\$3,600	
	Remodel bathrooms (Contract)		1460	8	\$24,000	\$0	\$24,000	\$24,000	
	Replace closet doors (Contract)		1460	8	\$5,600	\$0	\$5,600	\$5,600	
	Lead-based paint abatement (Contract)		1460	8	\$45,000	\$0	\$45,000	\$45,000	
	Resident relocation (Contract)		1495.1	8	\$20,000	(\$20,000)	\$0	\$0	
	<b>SUBTOTAL</b>				<b>\$118,200</b>	<b>(\$20,000)</b>	<b>\$98,200</b>	<b>\$98,200</b>	
CA16P002-090									
Woodcrest II	Replace damaged kitchen cabinets (Contract)		1460	10	\$80,000	\$0	\$80,000	\$0	Contract executed with M.L. Construction to completed work.
	Seismic retrofit building (Contract)		1460.1	1	\$110,000	\$0	\$110,000	\$0	
	Resident relocation (Contract)		1495.1	10	\$25,000	(\$11,007)	\$13,993	\$13,993	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Comprehensive Grant Program CA16P002 -711				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	
<b>SUBTOTAL</b>					<b>\$215,000</b>	<b>\$0</b>	<b>\$203,993</b>	<b>\$13,993</b>	
CA16P002-098									
85 <sup>th</sup> & Miramonte	Repair & paint buildings (Contract)		1460	3	\$30,000	(\$30,000)	\$0	\$0	Contract executed with Vision's West for the demolition
	Replace floor tile (Contract)		1460	13	\$25,000	(\$25,000)	\$0	\$0	
	Remodel kitchens & bathrooms (Contract)		1460	13	\$95,000	(\$95,000)	\$0	\$0	
	Demolish units		1460	13		\$82,000	\$82,000	\$0	
<b>SUBTOTAL</b>					<b>\$150,000</b>	<b>(\$68,000)</b>	<b>\$82,000</b>	<b>\$0</b>	
<b>GRAND TOTAL</b>					<b>\$7,566,618</b>	<b>\$0</b>	<b>\$7,566,618</b>	<b>\$4,551,365</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: Housing Authority of the County of Los Angeles		Grant Type and Number Comprehensive Grant Program CA16P002 -711				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		10/1999	9/2002			
AGENCYWIDE							
Management Improvements	3/2001			9/2002			
Fees & Costs	3/2001		3/2000	9/2002			
CA16P002-001							
Carmelitos	3/2001		5/2000	9/2002		6/2001	
CA16P002-002							
Harbor Hills	3/2001		9/1999	9/2002		11/2001	
CA16P002-013							
Marina Manor	3/2001		9/1999	9/2002			
CA16P002-015							
Francisquito Villa	3/2001			9/2002			
CA16P002-020A							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: Housing Authority of the County of Los Angeles		Grant Type and Number Comprehensive Grant Program CA16P002 -711				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	
1104W.106 <sup>th</sup> St.	3/2001			9/2002			Work items not to be completed. Fund transferred to other housing sites where needed
CA16P002-021C							
1100W.106 <sup>th</sup> St.	3/2001		7/2001	9/2002			
CA16P002-021G							
1101-1109W.91 <sup>st</sup> St.	3/2001		7/2001	9/2002			
CA16P002-023							
El Segundo I	3/2001		8/2001	9/2002			
CA16P002-026							
Carmelitos Seniors	3/2001		5/2000	9/2002			
CA16P002-029							
Foothill Villa	3/2001		9/2001	9/2002			
CA16P002-030							
Orchard Arms	3/2001		9/2001	9/2002			
CA16P002-032							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: Housing Authority of the County of Los Angeles	Grant Type and Number Comprehensive Grant Program CA16P002 -711	Federal FY of Grant : 1999
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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	
Southbay Gardens	3/2001		10/1999	9/2002			
CA16P002-052							
El Segundo II	3/2001		8/2001	9/2002		10/2001	
CA16P002-060A							
1324 W. 95 <sup>th</sup> Street	3/2001		3/2000	9/2002			
CA16P002-060B							
1035-1037 1/2 W. 94 <sup>th</sup>	3/2001		9/2001	9/2002			
CA16P002-061							
El Segundo II	3/2001		9/1999	9/2002		10/2001	
CA16P002-066							
Woodcrest I	3/2001		1/2000	9/2002			
CA16P002-067							
1615-1617 E. 87 <sup>th</sup> St.	3/2001		9/2001	9/2002			
CA16P002-079B							
9410 Budlong	3/2001		3/2000	9/2002		10/2001	
CA16P002-079C							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: Housing Authority of the County of Los Angeles		Grant Type and Number Comprehensive Grant Program CA16P002 -711				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	
11126 Budlong	3/2001		2/2000	9/2002		10/2001	
CA16P002-080A 1535 E. 83 <sup>rd</sup> Street	3/2001		9/2001	9/2002		10/2001	
CA16P002-080B 92 <sup>nd</sup> & Bandera	3/2001		11/1999	9/2002		8/2001	
CA16P002-909 Woodcrest II	3/2001		5/2001	9/2002			
CA16P002-098 85 <sup>th</sup> & Miramonte	3/2001		10/2001	9/2002			

**CAPITALFUNDPROGRAMTABLESSTARTHERE**

<b>AnnualStatement/PerformanceandEvaluationReport</b>					
<b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary</b>					
PHAName:HousingAuthorityforLosAngelesCounty		GrantTypeandNumber CapitalFundProgramNo:CA16P 002-501-00			FederalFYofGrant:  2000
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:      )					
XPerformanceandEvaluationReportForPeriod    Ending12/31/01FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CGPFunds				
2	1406Operations	\$712,000	\$1,385,500	\$1,385,500	\$1,385,500
3	1408ManagementImprovementsSoftCosts	\$685,000	\$685,000	\$485,294	\$51,419
	ManagementImprovementsHardCosts	\$0			
4	1410Administration	\$153,000	\$153,000	\$153,000	\$46,933
5	1411Audit	\$0			
6	1415LiquidatedDamages	\$0			
7	1430FeesandCosts	\$750,000	\$1,250,700	\$1,250,700	\$1,159,387
8	1440SiteAcquisition	\$0			
9	1450SiteImprovement	\$351,700	\$173,900	\$100,800	\$0
10	1460DwellingStructures	\$2,563,400	\$1,805,700	\$355,300	\$155,708
11	1465.1DwellingEquipment —Nonexpendable	\$175,500	\$137,300	\$77,300	\$77,300
12	1470NondwellingStructures	\$233,606	\$93,606	\$66,606	\$0
13	1475NondwellingEquipment	\$407,000	\$407,000	\$156,000	\$122,077
14	1485Demolition	\$0			
15	1490ReplacementReserve	\$0			
16	1492MovingtoWorkDe monstration	\$0			
17	1495.1RelocationCosts	\$1,089,418	\$1,028,918	\$1,028,918	\$906,983
18	1499DevelopmentActivities	\$0			

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Housing Authority for Los Angeles County	<b>Grant Type and Number</b> Capital Fund Program No: CA16P 002-501-00	<b>Federal FY of Grant:</b>  2000
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no:    )  
**X Performance and Evaluation Report For Period Ending 12/31/01 Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency	\$0			
	Amount of Annual Grant: (sum of lines . . . .)	\$7,120,624	\$7,120,624	\$5,059,418	\$3,905,307
	Amount of line 17 Related to LBP Activities	\$0			
	Amount of line 17 Related to Section 504 compliance	\$327,000			
	Amount of line 17 Related to Security --Soft Costs				
	Amount of Line 17 related to Security --Hard Costs	\$241,000			
	Amount of line XX Related to Energy Conservation Measures	\$35,7000			
	Collateralization Expenses or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program No: CA16P002 -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	
ADMIN									
Administrative	Non-Technical Salaries		1410.1	100%	\$153,000	\$0	\$153,000	\$46,933	
<b>SUBTOTAL</b>					<b>\$153,000</b>	<b>\$0</b>	<b>\$153,000</b>	<b>\$46,933</b>	
AGENCY WIDE									
Management									
Improvements	CPTED (Training)		1408	1005	\$75,000	\$0	\$75,000	\$14,000	
	Upgrades (Automation/Equip)		1408	100%	\$50,000	\$0	\$50,000	\$0	
	Resident Training Programs		1408	100%	\$250,000	\$0	\$160,294	\$0	
	Resident Service Programs		1408	100%	\$310,000	\$0	\$200,000	\$37,419	
<b>SUBTOTAL</b>					<b>\$685,000</b>	<b>\$0</b>	<b>\$485,294</b>	<b>\$51,419</b>	
Fees & Costs	Architectural/Engineering		1430.1	100%	\$750,700	\$0	\$750,700	\$659,387	
	Consultants		1430.2	100%	\$140,000	\$0	\$140,000	\$140,000	
	Inspection		1430.7	100%	\$235,000	\$0	\$235,000	\$235,000	
	Sundry Planning Costs		1430.1 9	100%	\$125,000	\$0	\$125,000	\$125,000	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program No: CA16P002 -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	
<b>SUBTOTAL</b>				<b>\$1,250,700</b>	<b>\$0</b>	<b>\$1,25,700</b>	<b>\$1,159,387</b>	
CA1406								
Operations	Agency Wide	1406	100%	\$712,000	\$673,500	\$1,385,500	\$712,000	
<b>SUBTOTAL</b>				<b>\$712,000</b>	<b>\$673,500</b>	<b>\$1,385,500</b>	<b>\$1,385,500</b>	
CA16P002-001								
Carmelitos	Resurface basketball court (Contract)	1450	100%	\$25,500	(\$25,500)	\$0	\$0	
	Install lighting on soccer field (Contract)	1450	100%	\$10,000	(\$10,000)	\$0	\$0	
	Abate asbestos & retiling (Contract)	1460	100%	\$150,000	\$50,500	\$200,500	\$155,708	
	Repair interior walls & repaint the Family Enrichment Center (Contract)	1470	100%	\$15,000	(\$15,000)	\$0	\$0	
<b>SUBTOTAL</b>				<b>\$200,500</b>	<b>\$0</b>	<b>\$200,500</b>	<b>\$155,708</b>	
CA16P002-004								
Nueva Maravilla	Install fencing at senior buildings (Contract)	1450	100%	\$30,800	\$0	\$30,800	\$0	
	Replace air conditioner units in	1470	100%	\$39,006	\$0	\$39,006	\$0	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program No: CA16P002 -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	
	Community Center (Contract)								
	Upgrade exterior doors & panic bars in Community Center (Contract)		1470	100%	\$12,600	\$0	\$12,600	\$0	
<b>SUBTOTAL</b>					<b>\$82,406</b>	<b>\$0</b>	<b>\$82,406</b>	<b>\$0</b>	
CA16P002-014A									
Westknoll	ADA Elevator upgrades (Contract)		1475.3	2	\$51,000	\$0	\$51,000	\$0	
	Resident relocation during seismic retrofit of building (Contract)		1495.1	135	\$515,000	\$(123,000)	\$392,000	\$270,065	Residents relocated to complete seismic work
<b>SUBTOTAL</b>					<b>\$566,000</b>	<b>(\$123,000)</b>	<b>\$443,000</b>	<b>\$270,065</b>	
CA16P002-014B									
Palm	ADA Elevator upgrades (Contract)		1475.3	2	\$51,000	\$0	\$51,000	\$51,000	Work completed in conjunction

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program No: CA16P002 -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	
									with seismic work.
	Resident relocation during seismic retrofit of building (Contract)		1495.1	124	\$513,918	\$123,000	\$636,918	\$636,918	Residents relocated to complete seismic work
<b>SUBTOTAL</b>					<b>\$564,918</b>	<b>\$123,000</b>	<b>\$687,918</b>	<b>\$687,918</b>	
CA16P002-015									
Francisquito Villa	Lower threshold of fire doors throughout building (Contract)		1460	100%	\$40,000	\$0	\$0	\$0	
	Replace kitchen floor tile (Contract)		1460	88	\$44,000	\$0	\$0	\$0	
	Install handicap ramp to side entrance (Contract)		1460	100%	\$45,000	\$0	\$0	\$0	
	Replace LED Fire Exit fixtures (Contract)		1475.3	100%	\$15,000	\$0	\$0	\$0	
	Install emergency generator (Contract)		1475.3	1	\$90,000	\$0	\$0	\$0	
<b>SUBTOTAL</b>					<b>\$234,000</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 II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program No: CA16P002 -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	
CA16P002-018								
Ocean Park	Replace irrigation system & re-landscape (Contract)	1450	100%	\$5,500	\$0	\$0	\$0	
	Remodel bathrooms (Contract)	1460	20	\$45,000	\$0	\$0	\$0	
	Replace floor tile (Contract)	1460	20	\$40,000	\$0	\$0	\$0	
	Replace carpet in senior units (Contract)	1460	4	\$10,000	\$0	\$0	\$0	
	Replace built-up proof (Contract)	1460	100%	\$25,600	\$0	\$0	\$0	
	Replace ranges and range hoods (Maintenance)	1465.1	20	\$60,000	\$0	\$12,000	\$0	
<b>SUBTOTAL</b>				<b>\$186,100</b>	<b>\$0</b>	<b>\$12,000</b>	<b>\$0</b>	
CA16P002-021F								
East 61 <sup>st</sup> Street	Landscapesite (Contract)	1450	100%	\$25,000	\$0	\$25,000	\$0	
	Repair & repaint exterior of buildings (Contract)	1460	100%	\$25,000	\$0	\$25,000	\$0	
<b>SUBTOTAL</b>				<b>\$50,000</b>	<b>\$0</b>	<b>\$50,000</b>	<b>\$0</b>	
CA16P002-029								
Foothill Villa	Install fluorescent lights (Contract)	1460	100%	\$25,000	\$0	\$0	\$0	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program No: CA16P002 -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	
	Repair and repaint exterior of building (Contract)		1460	1	\$90,000	(\$90,000)	\$0	\$0	
	Termite abatement (Contract)		1460	100%	\$60,000	(\$60,000)	0	\$0	
	Install waterproof membrane to balconies (Contract)		1460	100%	\$20,000	\$210,500	\$0	\$0	
	ADA elevator upgrades (Contract)		1475.3	2	\$90,000	\$0	\$90,000	\$71,077	Contract executed with Elevator Solution to complete work
	Replace HVAC in common areas (Contract)		1475.3	100%	\$30,000	\$0	\$0	\$0	
	Resident relocation (Contract)		1495.1	61	\$60,500	(\$60,500)	\$0	\$0	
	<b>SUBTOTAL</b>				<b>\$375,500</b>	<b>\$0</b>	<b>\$90,000</b>	<b>\$71,077</b>	
	CA16P002-030								
Orchard Arms	Slurry coat driveway (Contract)		1450	100%	\$35,000	\$0	\$35,000	\$0	
	Increase site lighting (Contract)		1450	100%	\$10,000	\$0	\$10,000	\$0	
	Replace kitchen sinks (Contract)		1460	183	\$36,000	\$91,500	\$0	\$0	
	Replace interior & exterior doors		1460	100%	\$30,000	\$0	\$30,000	\$0	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program No: CA16P002 -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	
	(Contract)								
	Replacesub -floors(Contract)		1460	183	\$183,000	\$0	\$0	\$0	
	Installcarpet(Contract)		1460	183	\$155,000	\$0	\$0	\$0	
	Replacerefrigerators(Maintenance)		1465.1	183	\$91,500	(\$91,500)	\$0	\$0	
	Upgradeexitsigns(Contract)		1470	100%	\$15,000	\$0	\$15,000	\$0	
	Soundproofelevators(Contract)		1475.3	2	\$80,000	\$0	\$80,000	\$0	Contract executed with Elevator Solutionsto complete work.
<b>SUBTOTAL</b>					<b>\$635,500</b>	<b>\$0</b>	<b>\$170,000</b>	<b>\$0</b>	
CA16P002-048									
Arizona & Olympic	Replaceroofing, flashing & gutters (Contract)		1460	100%	\$60,800	\$9,000	\$69,800	\$0	
	Installsecurityscreen(Contract)		1460	18	\$9,000	(\$9,000)	\$0	\$0	
<b>SUBTOTAL</b>					<b>\$69,800</b>	<b>\$0</b>	<b>\$69,800</b>	<b>\$0</b>	
CA16P002-									

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program No: CA16P002 -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		
060A									
1324 W. 95 <sup>th</sup> Street	Repair & repaint exterior of buildings (Contract)	1460	2	\$35,000	\$0	\$0	\$0		
	Replace vinyl tile & base (Contract)	1460	4	\$25,500	\$0	\$0	\$0		
	Replace roof (Contract)	1460	100%	\$30,000	\$0	\$0	\$0		
	Repair carport (Contract)	1470	100%	\$17,000	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$107,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		
CA16P002-060B									
1035-1037 1/2 W. 94 <sup>th</sup> Street	Repair & repaint exterior of building (Contract)	1460	100%	\$25,000	\$0	\$0	\$0		
	Replace composition shingle roof (Contract)	1460	100%	\$25,000	\$0	\$0	\$0		
<b>SUBTOTAL</b>				<b>\$50,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		
CA16P002-061									
Quartz Hill III	Patch cracks & reseal AC paving (Contract)	1450	100%	\$53,300	(\$53,300)	\$0	\$0	Emergency wall furnace replacement	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program No: CA16P002 -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	
									tcompleted in place of this work item.
	Repair & repaint exterior of building (Contract)		1460	1	\$30,000	\$0	\$0	\$0	
	Replace closet/passagedoors (Contract)		1460	100%	\$15,000	\$0	\$0	\$0	
	Replace asphalt shingle roof (Contract)		1460	100%	\$81,500	\$0	\$0	\$0	
	Replace ranges & range hoods (Maintenance)		1465.1	20	\$12,000	\$0	\$6,000	\$0	
	Replace wall heaters (Contract)		1465.1	20		\$53,300	\$53,300	\$29,800	
	<b>SUBTOTAL</b>				<b>\$191,800</b>	<b>\$0</b>	<b>\$59,300</b>	<b>\$29,800</b>	
	CA16P002-066								
Woodcrest I	Replace kitchen cabinets (Contract)		1460	10	\$30,000	\$0	\$30,000	\$0	Contract executed with M.L. Construction to complete

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program No: CA16P002 -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	
								work.
<b>SUBTOTAL</b>				<b>\$30,000</b>	<b>\$0</b>	<b>\$30,000</b>	<b>\$0</b>	
CA16P002-069								
Quartz Hill III	Patch cracks & reseal AC paving (Contract)	1450	100%	\$42,600	\$0	\$0	\$0	
	Replace asphalt shingle roof (Contract)	1460	100%	\$81,500	\$0	\$0	\$0	
	Replace ranges & range hoods (Maintenance)	1465.1	20	\$12,000	\$0	\$6,000	\$6,000	
<b>SUBTOTAL</b>				<b>\$136,100</b>	<b>\$0</b>	<b>\$6,000</b>	<b>\$6,000</b>	
CA16P002-078								
1027-1033W. 90 <sup>th</sup> Street	Repair & repaint exterior of buildings (Contract)	1460	100%	\$40,000	\$0	\$0	\$0	
<b>SUBTOTAL</b>				<b>\$40,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
CA16P002- 079C								
11126 Budlong	Replace composition shingle roof	1460	100%	\$23,800	\$0	\$0	\$0	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program No: CA16P002 -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	
	(Contract)								
<b>SUBTOTAL</b>					<b>\$23,800</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
CA16P002-080A									
1535 E. 83 <sup>rd</sup> Street	Replace composition shingle roof of (Contract)		1460	100%	\$7,400	\$0	\$0	\$0	
<b>SUBTOTAL</b>					<b>\$7,400</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
CA16P002-098									
85 <sup>th</sup> & Miramonte	Demolish buildings (Contract)		1485	3	\$0	\$0	\$0	\$0	Demolition funds are included in Operations
CA16P002-124B									
1057 W. 106 <sup>th</sup> Street	Replace roof (Contract)		1460	100%	\$35,000	\$0	\$0	\$0	
	Repair carport (Contract)		1470	100%	\$10,000	\$0	\$0	\$0	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program No: CA16P002 -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	
<b>SUBTOTAL</b>				<b>\$45,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
CA16P002-127A								
1120W.107 <sup>th</sup> Street	Landscapesite(Contract)		1450	100%	\$25,000	\$0	\$0	\$0
<b>SUBTOTAL</b>					<b>\$25,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
CA16P002-132B								
1309W. Imperial Highway	Replace vinyl tile and base (Contract)		1460	4	\$25,100	\$0	\$0	\$0
<b>SUBTOTAL</b>					<b>\$25,100</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>GRAND TOTAL</b>					<b>\$7,120,624</b>	<b>\$0</b>	<b>\$5,059,418</b>	<b>\$3,905,307</b>

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: Housing Authority of Los Angeles County		Grant Type and Number Capital Fund Program No: CA16P002-501-00 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	3/2002		12/2000	9/2003		12/2000	
Administrative	3/2002		6/2001	9/2003			
Mgmt. Improvements	3/2002		7/2001	9/2003			
Fees & Costs	3/2002		7/2001	9/2003			
CA16P002-001 Carmelitos	3/2002		9/2001	9/2003			
CA16P002-004 Nueva Maravilla	3/2002		12/2001	9/2003			
CA16P002-014A Westknoll	3/2002		8/2001	9/2003			
CA16P002-014B Palm	3/2002		6/2001	9/2003			
CA16P002-015 Francisquito Villa	3/2002		12/2001	9/2003			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: Housing Authority of Los Angeles County		Grant Type and Number Capital Fund Program No: CA16P002-501-00 Replacement Housing Factor No:					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		
CA16P002-018 Ocean Park	3/2002			9/2003				
CA16P002-021F East 61 <sup>st</sup> Street	3/2002		12/2001	9/2003				
CA16P002-029 Foothill Villa	3/2002		6/2001	9/2003				
CA16P002-030 Orchard Arms	3/2002		12/2001	9/2003				
CA16P002-048 Arizona & Olympic	3/2002		12/2001	9/2003				
CA16P002-060A 1324 W. 95 <sup>th</sup> Street	3/2002			9/2003				
CA16P002-060B 1035-1037 1/2 W. 94 <sup>th</sup>	3/2002			9/2003				
CA16P002-062								

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: Housing Authority of Los Angeles County		Grant Type and Number Capital Fund Program No: CA16P002-501-00 Replacement Housing Factor No:					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	
Quartz Hill I	3/2002		12/2001	9/2003			
CA16P002-066 Woodcrest I	3/2002			9/2003			
CA16P002-069 Quartz Hill III	3/2002			9/2003			
CA16P002-078 1027-1033 W. 90 <sup>th</sup> St.	3/2002			9/2003			
CA16P002-79C 11126 Budlong	3/2002			9/2003			
CA16P002-080A 1535 E. 83 <sup>rd</sup> Street	3/2002			9/2003			
CA16P002-098 85 <sup>th</sup> & Miramonte	3/2002			9/2003			
CA16P002-124B 1057 W. 106 <sup>th</sup> Street	3/2002			9/2003			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHANam e:Housing Authority of Los Angeles County	<b>Grant Type and Number</b> Capital Fund Program No: CA16P002-501-00 Replacement Housing Factor No:	<b>Federal FY of Grant:</b> 2000
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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	
CA16P002-127A 1120 W. 107 <sup>th</sup> Street	3/2002			9/2003			
CA16P002-132B 1309 W. Imperial Hwy.	3/2002			9/2003			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/ CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: Housing Authority of Los Angeles County	Grant Type and Number Capital Fund Program No: CA16P002-501-00 Replacement Housing Factor No:	Federal FY of Grant: 2000
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	3/2002		12/2000	9/2003		12/2000	
Administrative	3/2002			9/2003			
Mgmt. Improvements	3/2002			9/2003			
Fees & Costs	3/2002			9/2003			
CA16P002-001 Carmelitos	3/2002			9/2003			
CA16P002-004 Nueva Maravilla	3/2002			9/2003			
CA16P002-014A Westknoll	3/2002			9/2003			
CA16P002-014B Palm	3/2002			9/2003			
CA16P002-015 Francisquito Villa	3/2002			9/2003			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/ CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: Housing Authority of Los Angeles County	Grant Type and Number Capital Fund Program No: CA16P002-501-00 Replacement Housing Factor No:	Federal FY of Grant: 2000
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CA16P002-018 Ocean Park	3/2002			9/2003			
CA16P002-021F East 61 <sup>st</sup> Street	3/2002			9/2003			
CA16P002-029 Foothill Villa	3/2002			9/2003			
CA16P002-030 Orchard Arms	3/2002			9/2003			
CA16P002-048 Arizona & Olympic	3/2002			9/2003			
CA16P002-060A 1324 W. 95 <sup>th</sup> Street	3/2002			9/2003			
CA16P002-060B 1035-1037 1/2 W. 94 <sup>th</sup>	3/2002			9/2003			
CA16P002-062							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/ CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: Housing Authority of Los Angeles County	Grant Type and Number Capital Fund Program No: CA16P002-501-00 Replacement Housing Factor No:	Federal FY of Grant: 2000
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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	
Quartz Hill I	3/2002			9/2003			
CA16P002-066 Woodcrest I	3/2002			9/2003			
CA16P002-069 Quartz Hill III	3/2002			9/2003			
CA16P002-078 1027-1033 W. 90 <sup>th</sup> St.	3/2002			9/2003			
CA16P002-79C 11126 Budlong	3/2002			9/2003			
CA16P002-080A 1535 E. 83 <sup>rd</sup> Street	3/2002			9/2003			
CA16P002-098 85 <sup>th</sup> & Miramonte	3/2002			9/2003			
CA16P002-124B 1057 W. 106 <sup>th</sup> Street	3/2002			9/2003			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/ CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: Housing Authority of Los Angeles County		Grant Type and Number Capital Fund Program No: CA16P002-501-00 Replacement Housing Factor No:					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		
CA16P002-127A 1120 W. 107 <sup>th</sup> Street	3/2002			9/2003				
CA16P002-132B 1309 W. Imperial Hwy.	3/2002			9/2003				





**CAPITAL FUND PROGRAM TABLES START HERE**

<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 for Los Angeles County		Grant Type and Number Capital Fund Program Replacement Housing Factor No: CA16R002 -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:    )					
<b>X Performance and Evaluation Report For Period Ending 12/31/001 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-CGPF Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$42,971	\$0	\$0	\$0

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHAName: Housing Authority for Los Angeles County	Grant Type and Number Capital Fund Program Replacement Housing Factor No: CA16R002 -501-00	Federal FY of Grant:  2000
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no: )  
**X Performance and Evaluation Report For Period Ending 12/31/001 Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines . . . .)	\$42,971	\$0	\$0	\$0
	Amount of line 17 Related to LBP Activities				
	Amount of line 17 Related to Section 504 compliance				
	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				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program Replacement Housing Factor No: CA16R002 -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	
Replacement Housing									
	Construct 6 housing units in 3 separate buildings (Contract)		1460	6	\$42,971	\$0	\$0	\$0	Submitted a demolition application to HUD to demolish 13 housing units. These RHF funds will be utilized to replace the demolished units with 6 housing in 3 separate buildings.

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program Replacement Housing Factor No: CA16R002 -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	
<b>TOTAL</b>					<b>\$42,971</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 1: Summary**

<b>PHAName:</b> Housing Authority for Los Angeles County	<b>Grant Type and Number</b> Capital Fund Program Grant No: CA 16P002 -501-01 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2001</b>
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Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement (revision no: )  
 X Performance and Evaluation Report for Period Ending: 12/31/01  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	\$1,100,000	\$1,100,000		
3	1408 Management Improvements Soft Costs	\$350,000	\$350,000		
	Management Improvements Hard Costs				
4	1410 Administration	\$330,000	\$330,000	\$50,000	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$1,300,000	\$880,700		
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0			
10	1460 Dwelling Structures	\$1,680,700	\$1,260,000		
11	1465.1 Dwelling Equipment — Nonexpendable	\$0			
12	1470 Nondwelling Structures	\$1,321,994	\$2,761,994	\$75,000	\$41,070
13	1475 Nondwelling Equipment	\$1,200,000	\$600,000		
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.....)	<b>\$7,282,694</b>	<b>\$7,282,694</b>	<b>\$100,000</b>	<b>\$41,070</b>
	Amount of line 17 Related to LBP Activities				
	Amount of line 17 Related to Section 504 compliance				
	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				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program Grant No: CA16P002-501-01 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
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	Non-Technical Salaries		1410.1	100%	\$133,339	\$0	\$30,000	\$0	
Administrative	Travel		1410.1	100%	\$5,000	\$0	\$5,000	\$0	
	Sundry Planning		1410.19	100%	\$5,000	\$0	\$5,000	\$0	
	Technical Salaries		1410.2	100%	\$106,661	\$0	\$0	\$0	
	Employee Benefits		1410.9	100%	\$80,000	\$0	\$10,000	\$0	
<b>SUBTOTAL</b>					<b>\$330,000</b>	<b>\$0</b>	<b>\$50,000</b>	<b>\$0</b>	
AGENCYWIDE	CPTED (Training & CMD)		1408	100%	\$75,000	\$0	\$0	\$0	
Management Imp.	Upgrades (Automation/Equip)		1408	100%	\$50,000	\$0	\$0	\$0	
	Resident Training Programs		1408	100%	\$100,000	\$0	\$0	\$0	
	Resident Service Programs		1408	100%	\$125,000	\$0	\$0	\$0	
<b>SUBTOTAL</b>					<b>\$350,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
CA1406	Operations		1406	100%	\$1,100,000	\$0	\$0	\$0	
Operations									
<b>SUBTOTAL</b>					<b>\$1,100,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
CA16P002002									
Harbor Hills	Install gutters on backside of build		1460	100%	\$90,000	(\$90,000)	\$0	\$0	To expedite the obligation of funds for CGP 711-99, funds and work items transferred

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program Grant No: CA16P002-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
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	
									to the CGP Program
	Install 1.6 gallon low flush toilets		1460	100%	\$35,700	(\$35,700)	\$0	\$0	
	Replace medicine cabinets, lavatory Sinks		1460	100%	\$245,000	(\$245,000)	\$0	\$0	
	Replace shower valves, tub spouts and showerheads		1460	100%	\$50,000	(\$50,000)	\$0	\$0	
	Construct community building		1470	100%	\$821,994	\$1,440,000	\$0	\$0	To expedite obligation, funds transferred from CGP711
	& Child Care Center					\$500,000			Funds transferred from Foothill Villa
<b>SUBTOTAL</b>					<b>\$821,994</b>	<b>1,940,000</b>			
CA16P002014A Westknoll	Seismic retrofit building		1460	100%	\$630,000	\$0	\$25,000	\$1,920	
<b>SUBTOTAL</b>					<b>\$630,000</b>	<b>\$0</b>	<b>\$25,000</b>	<b>\$1,920</b>	
CA16P002014B Palm Avenue	Seismic retrofit building		1460	100%	\$630,000	\$0	\$50,000	\$39,150	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program Grant No: CA16P002-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
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	
<b>SUBTOTAL</b>					<b>\$630,000</b>	<b>\$0</b>	<b>\$50,000</b>	<b>\$39,150</b>	
CA16P002015 Francisquito Villa	Install fire sprinklers system		1475.1	100%	\$300,000	(\$300,000)	\$0	\$0	To expedite the obligation of funds, this work item was transferred to CGP711
<b>SUBTOTAL</b>					\$300,000	\$0	\$0	\$0	
CA16P002026 Carmelitos Senior	Install fire sprinklers system		1475.1	100%	<b>\$300,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>SUBTOTAL</b>					\$300,000	\$0	\$0	\$0	
CA16P002029 Foothill Villa	Repair drainage problem in garage area		1470	100%	\$500,000	(\$500,000)	\$0	\$0	Work will not be completed this FFY. Fund transferred to Harbor Hills.
	Install fire sprinklers system		1475.3	100%	\$300,000	\$0	\$0	\$0	
<b>SUBTOTAL</b>					<b>\$800,000</b>	<b>\$(500,000)</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 II: Supporting Pages**

PHAName: Housing Authority Los Angeles County		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P002-501-01 Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 2001			
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	
CA16P002032 Southbay Grdns	Install fire sprinkler system		1475.3	100%	\$300,000	(\$300,000)	\$0	\$0	To expedite the obligation, Funds and work items transferred to CGP711
<b>SUBTOTAL</b>					<b>\$300,000</b>	<b>(\$300,000)</b>	<b>\$0</b>	<b>\$0</b>	
FEES & COSTS	Architectural Engineering		1430.1	100%	\$350,000	(\$100,000)	\$0	\$0	
Fees and Costs	Sundry Planning Costs		1430.19		\$325,000	(\$119,300)	\$0	\$0	
	Consultant		1430.2		\$278,000	(\$100,000)	\$0	\$0	
	Inspection		1430.7		\$347,000	(\$100,000)	\$0	\$0	
<b>SUBTOTAL</b>					<b>\$1,300,000</b>	<b>(\$419,300)</b>	<b>\$0</b>	<b>\$0</b>	
<b>GRAND TOTAL</b>					<b>\$7,282,694</b>	<b>\$0</b>	<b>\$100,000</b>	<b>\$41,070</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: The Housing Authority of the County of Los Angeles	Grant Type and Number Capital Fund Program No: CA16P002-501-01 Replacement Housing Factor No:	Federal FY of Grant: 2001
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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	03/2003			09/2004	N/A		N/A
Administrative				09/2004			
AGENCYWIDE	03/2003						
Management							
Improvements							
CA1406	03/2003			09/2004			
Operations							
CA16P002002	03/2003			09/2004			
Harbor Hills							
CA16P002014a	03/2003			09/2004			
Westknoll							
CA16P002014b	03/2003			09/2004			
Palm							
CA16P002015	03/2003			09/2004			
Francisquito							
CA16P002026	03/2003			09/2004			
Carmelitos (senior)							
CA16P002029	03/2003			09/2004			
Foothill Villa							
CA16P002032	03/2003			09/2004			
Southbay Gardens							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: The Housing Authority of the County of Los Angeles		Grant Type and Number Capital Fund Program No: CA16P002-501-01 Replacement Housing Factor No:			Federal FY of Grant: 2001		
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	
FEES AND COSTS	03/2003			09/2004			
Fees and Costs							





**CAPITAL FUND PROGRAM TABLES START HERE**

<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>					
PHAName: Housing Authority for Los Angeles County		Grant Type and Number Capital Fund Program Replacement Housing Factor No: CA16R002 -501-01			Federal FY of Grant:  2001
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )					
X Performance and Evaluation Report For Period Ending 12/31/01 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				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$43,927	\$0	\$0	\$0

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing Authority for Los Angeles County	Grant Type and Number Capital Fund Program Replacement Housing Factor No: CA16R002 -501-01	Federal FY of Grant:  2001
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Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement (revision no: )  
 X Performance and Evaluation Report For Period Ending 12/31/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines . . . .)	\$43,927	\$0	\$0	\$0
	Amount of line 17 Related to LBP Activities				
	Amount of line 17 Related to Section 504 compliance				
	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				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

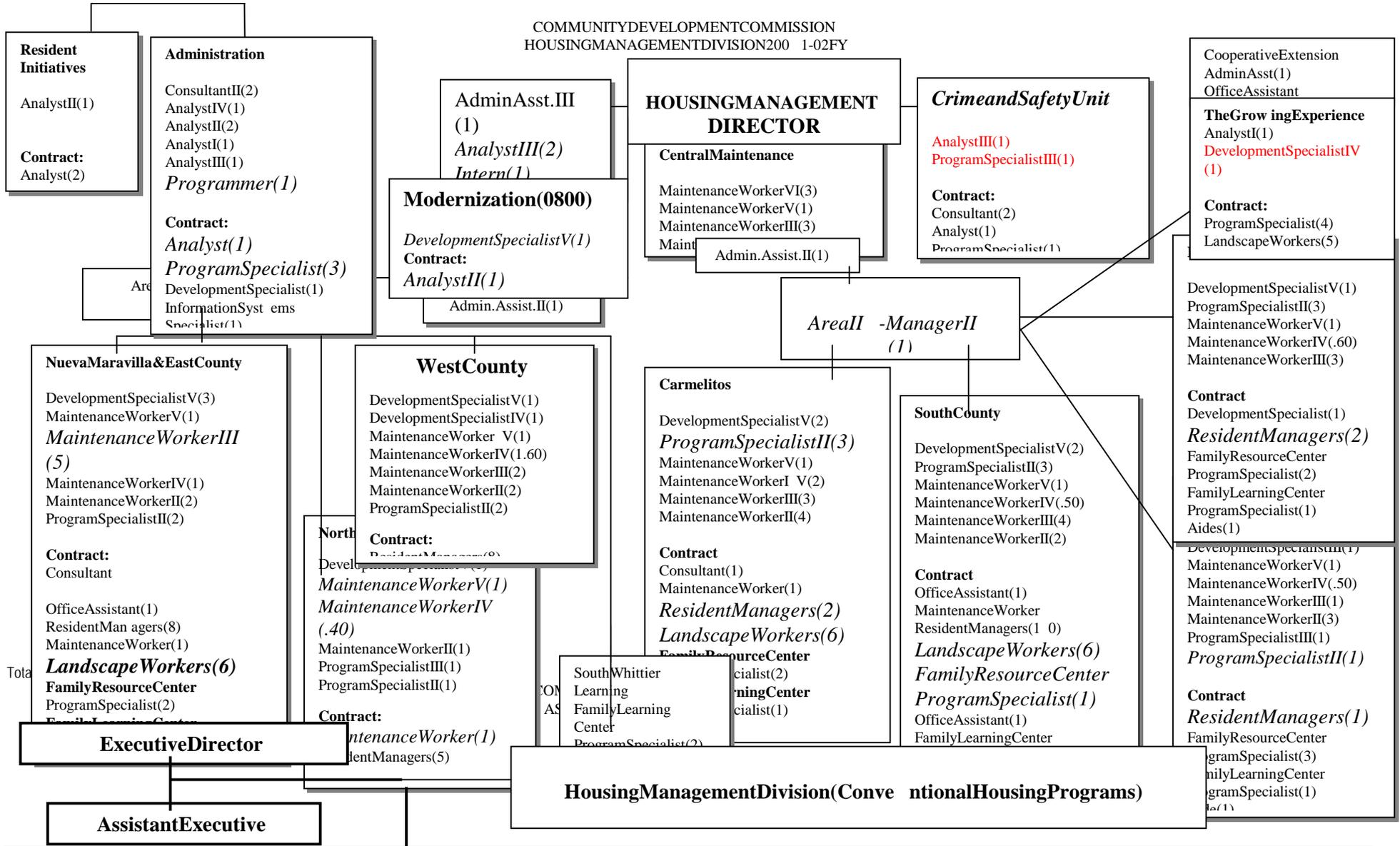
PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program Replacement Housing Factor No: CA16R002 -501-01					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost Original Revised		Total Actual Cost Funds Funds Obligated Expended		Status of Work
Replacement Housing									
	Construct 6 housing units in 3 separate buildings (Contract)		1460	6	\$43,927	\$0	\$0	\$0	Submitted a demolition application to HUD to demolish 13 housing units. These RHF funds will be utilized to replace the demolished units with 6 housing in 3 separate buildings.

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

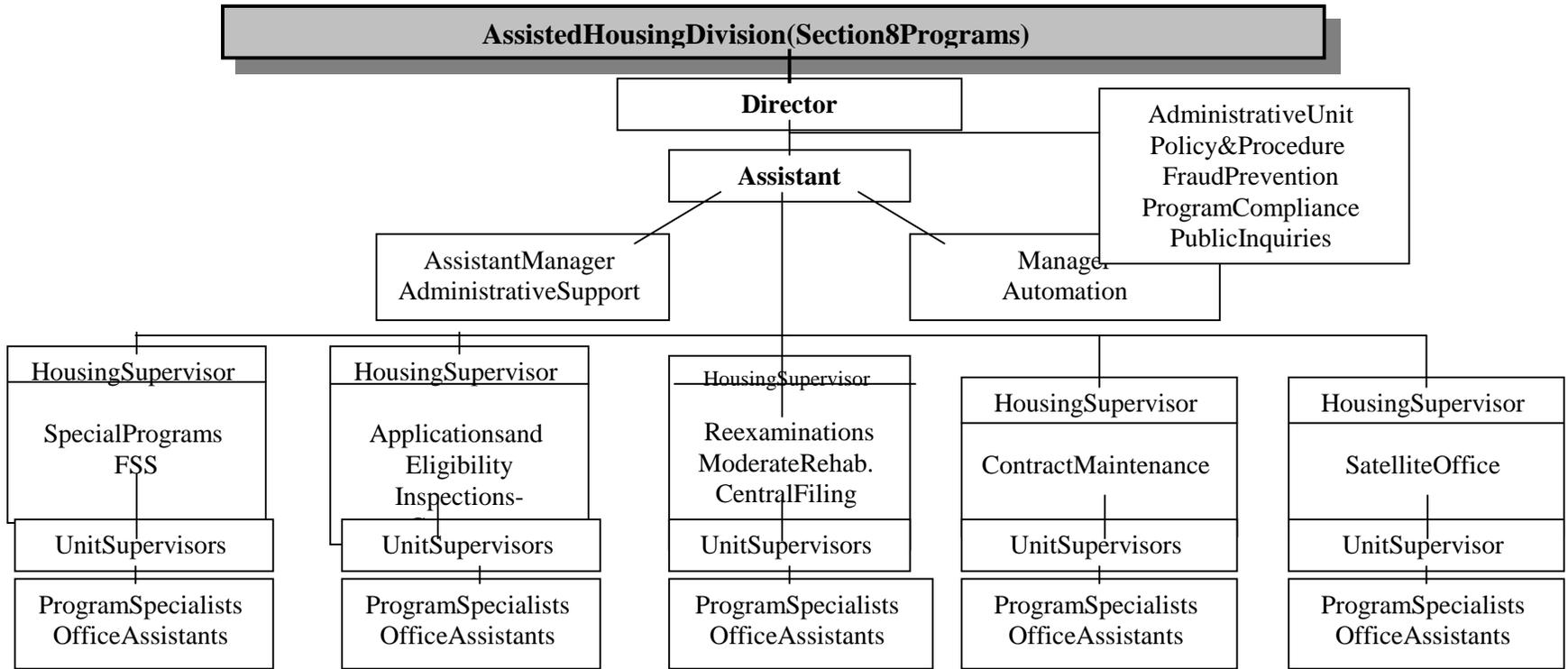
PHAName: Housing Authority Los Angeles County		Grant Type and Number Capital Fund Program Replacement Housing Factor No: CA16R002 -501-01				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
<b>TOTAL</b>					<b>\$43,927</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

**AttachmentD**

COMMUNITYDEVELOPMENTCOMMISSION  
HOUSINGMANAGEMENTDIVISION200 1-02FY



AttachmentD



## Attachment E

### Comments of Resident Advisory Board (RAB) and General Public

#### *PREFACE*

*Several public housing residents and citizens have requested copies of the Annual Plan. These copies have been sent upon request.*

#### **PUBLIC HOUSING RESIDENT ADVISORY BOARD COMMENTS**

**Comment:** Are we allowed to host baby showers or private meetings in Community Centers and rooms?

**Response:** The Community Centers and rooms are not for personal use. These centers and rooms are meant for the community as a whole and all members must be included.

**Comment:** HUD should provide "Incentives" to good tenants/residents in order to make residents keep their housing developments clean. Hire more maintenance and resident managers.

**Response:** The Housing Authority (HA) will forward your suggestion to HUD. The Housing Authority has budget constraints that limit the number of personnel that can be hired.

**Comment:** Having mixed population of residents is important. We should have half residents receiving Public Housing and the other half consisting of regular renters would be more beneficial.

**Response:** The HA is exploring this option. Having an increase in market renters would bring in more revenue to the HA to assist our low-income population.

**Comment:** Give more space, and you will benefit more. Stop over-crowding of sites.

**Response:** The HA recognizes this issue and has recently demolished 19 units in the 91<sup>st</sup> Street Apartments and consequently reduced overall density and constructed a new Community Room at that site. We are evaluating additional housing developments for over-crowding.

**Comment:** There is a problem with people living in Public Housing and not being on the Lease. Having excuses and abusing the system because most people can afford housing but they live with others. "Most of those people have new cars." There are many programs for people, but they do not want to ask for free handouts.

**Response:** We have a fraud hotline that you can call at 877-881-2733. You can leave a message in English or Spanish. This is considered an anonymous call.

**Comment:** Seniors get use to living in a bigger unit, then they have to move to a smaller one because their partners die or something happens. What happens when a non-disabled family occupies a "disabled unit" and a person who has a disability needs to move in?

**Response:** Prior to moving in, families moving into a "disabled unit" are informed that if an individual that is disabled needs to move into their unit, the person with the disability has priority. The family would be moved into a new and comparable unit at this time.

**Comment:** Sometimes people do not want to follow rules, they do not like change, and they don't want to move to another home. They'd rather be in the same, cramped place, because they are so use to the lifestyle. They want to keep their kids at the same school, they like the area, they are familiar. People would rather settle for less than move to another site.

**Response:** We recognize that some of our residents fear change and do not like changing their lifestyles. We encourage residents to embrace change by providing employment and computer training, education classes, and recreation services.

**Comment:** To increase more housing space, and increase units we should write for grants and charity donations from big companies like Intel or Microsoft (Bill Gates). They can give us the financing to build and fund more units.

**Response:** The Community Development Foundation (CDF) applies for grants and solicits for charity donations throughout the year. Additionally, the CDF coordinates fund-raising events to benefit our public housing youth and residents.

**Comment:** There's a problem with trying to get an application. The phone lines are always tied up.

**Response:** The Housing Authority's newly created Public Liaison Unit has been handling inquiries for Section 8 applicants and participants and will begin tenant workshops in July 2002. The best time to call the application line is early in the morning. We have many interested applicants calling throughout the day and you need to call again if there is a busy signal.

**Comment:** What can we do more in order to target more people with disabilities?

**Response:** We will increase our marketing efforts to local churches, social security offices, advocacy groups, senior centers and specialized groups such as the Braille Institute.

**Comment:** How can we market housing?

**Response:** We market the public housing program through brochures and presentations to local community and advocacy groups, churches and other community forums.

**Comment:** What is fair housing?

**Response:** Fair housing means having the right to choose where you want to live without being stopped by illegal discrimination. Additionally, that you not only have this right, but there are laws to support your rights, as well as fair housing organizations and governmental agencies to help you enforce your rights.

**Comment:** Is Santa Fe Springs counted as LA County?

**Response:** Yes Santa Fe Springs is considered part of Los Angeles County.

**Comment:** Will Social Security reimburse you for your medication expenses? Should we keep our receipts?

**Response:** If you have specific questions for the Social Security administration, you should contact your local office. In the determination of the total tenant payment (TTP), there are allowable deductions from gross Annual Income. Prescription medicines are an allowable deduction. Nonprescription medicines must be doctor-recommended in order to be considered a medical expense and will be counted toward medical expenses for families who qualify if the family furnishes legible receipts with identification of the type of purchase.

**Comment:** Is there a special policy for a child who is born outside the US and a mother who is a Resident, and the child hasn't got her papers yet, the mother has her papers and a green card, they both live in a Housing Unit? Can they lose their assistance because the child is not from this Country?

**Response:** In order to receive assistance, a family member must be an U.S. citizen or eligible immigrant. A family is eligible for assistance as long as at least one member is a citizen or eligible immigrant. Families that include eligible and ineligible individuals are called "mixed".

Such applicant families will be given notice that their assistance will be pro-rated and that they may request a hearing if they contest this determination. The HA will establish and verify eligibility no later than the date of the family's first annual reexamination.

**Comment:** I have a problem here at Whittier Manor, they don't empty the trash for long periods of time, and the smell is awful.

**Response:** You need to contact your management office and inform them of the situation.

**Comment:** There is a problem with those people who leave bad impressions because they do not leave their living spaces clean when they move out. It gives us a bad name, and makes renters more reluctant to rent.

**Response:** All new applicants are briefed on the required Housing Quality Standards (HQS) prior to receiving a Section 8 voucher. If a unit does pass HQS inspection due to tenant related problems, the tenant can be terminated from the program. Also, all owners are responsible for screening tenants and obtaining previous rental history.

**Comment:** When you are on the Conventional Housing list, how are you able to be on other waiting lists.

**Response:** The Housing Authority offers a variety of housing sites in Los Angeles County. Most of our sites, such as our large housing developments, are classified as Conventional Public Housing. We also have separate waiting lists for other affordable housing sites that we manage. The following information provides phone numbers and details needed to place your name on the waiting lists for Conventional Public Housing, Ujima Village, Cannon Apartments, Santa Monica, Villa Nueva, Willowbrook Townhomes, Lancaster Homes and/or Kings Road housing sites. To apply you may call on Monday - Thursday, from 8:30am to 6:00pm and on Friday, from 8:30am to 5:00pm, if calling from area codes 310, 562, 714, 805 and 818 call 800-438-8808. If you are calling from other area codes you may call 323-269-3300. For individuals that are hearing or speech-impaired please call TDD# 323-269-8694.

**Comment:** Can you apply for Section 8 and Public Housing at the same time?

**Response:** Yes you can apply for Section 8 and public housing at the same time.

**Comment:** Does the head of the household need to have a green card or social security card?

**Response:** In order to be deemed eligible for admission to public housing, the head of household must provide a social security number for all family members, age six or older, or must provide written certification that they legally cannot obtain a Social Security number at this time and will notify the HA upon receipt of a Social Security number. Additionally, one member of the household must either be a citizen or an eligible non-citizen.

**Comment:** The "Access" Service is a great way to get a ride somewhere. It's very useful and people don't realize that they can receive this Service.

**Response:** We will obtain Access Service brochures and distribute them at our public housing sites.

**Comment:** There was a family who moved out of housing and they never reported that they moved out. Instead they had other family members move in and put their names on the lease.

**Response:** We have a fraud hotline that you can call at 877-881-2733. You can leave a message in English or Spanish. This call is completely anonymous.

**Comment:** There are several people who leave public housing, but use their space to give out to other family members or even sublet their homes. Some of them have money to pay for a regular apartment or condo house, and they cheat the system.

**Response:** Please refer to the above comment.

**Comment:** Some people put all their kids in one bedroom, and rent out the other room to make some money off of their homes. What can we do?

**Response:** We have a fraud hotline that you can call at 877 -881-2733. You can leave a message in English or Spanish. This call is completely anonymous.

**Comment:** Whenever I call to report something, they always want to get my name down. Isn't it supposed to be anonymous? I don't like calling in to report if they need my name. They say they won't tell anyone our information but how do we know?

**Response:** Yes, the fraud hotline is completely anonymous. You are not required to leave any personal information when calling this number. Leaving your name or contact information is your decision.

**Comment:** I have a concern about tenants who are waiting for a space in Section 8. Usually they are placed in Public Housing before a space is available in Section 8. They abuse the place they live in because they treat it like a temporary dwelling area. They are very careless. I don't feel that they should be able to make that transition until they can prove that they have taken responsibility. Is there some sort of way that they can be evaluated and there are records that can be looked at before they are assigned a place to live?

**Response:** To be eligible for Section 8, an applicant must meet HUD's criteria, as well as any permissible additional criteria established by the Housing Authority. Currently the criteria consist of income limits, TRW process and criminal background checks. All owners are responsible for screening tenants and obtaining previous rental history.

**Comment:** When I came into Public Housing we had housing inspections. Those are very good because they keep residents in line. People need to keep their places clean.

**Response:** Unit inspections are conducted annually. All tenants are given a 24-hour advance notice before scheduled inspection take place.

**Comment:** It's better to give housing to residents who you know will make an effort to keep their dwellings clean. If there's some sort of way to keep track of those people, we can eliminate those messy residents. There should be some sort of guidelines to receive housing, don't you think?

**Response:** The HA conducts routine inspections and maintenance during reasonable hours of the residents' unit. The HA delivers to the Residence at least a twenty-four (24) hours notice before an inspection. The HA cannot infringe upon a residents private dwelling unless their "messiness" affects other residents adversely.

**Comment:** The Pedestrian gate at South Scattered was removed. The gate had been broken, and instead of fixing it, they removed it. There is a problem because anybody can enter. I've seen condoms, syringes, trash, and strange people at the entrance where the gate used to be.

**Response:** The pedestrian fence was a safety hazard and needed to be removed. The fence has now been replaced.

**Comment:** People who have nothing to do with our housing site come in and mess it up. The gate was there to protect us from all the harm from the outside. It's like living in a gated community, and they take the fence away.

**Response:** Please refer to the previous response.

**Comment:** When they put the garden in here at Carmelitos, the crime here dropped significantly. Before there was any garden, people were recamping out, strangers would come into Carmelitos and abuse the property.

**Response:** We consider this a success story. The Housing Authority will continue to assess and improve upon the physical improvement of public housing sites utilizing Crime Prevention Through Environmental Design (CPTED) principles.

**Comment:** There's a low amount of officers supervising our sites. We need more officers. There isn't enough law enforcement at South Scattered. There are 81 sites at South Scattered and there's only 2 officers patrolling.

**Response:** Our funding dictates how many law enforcement officers can be hired.

**Comment:** We need a volunteer neighborhood watch. People need to get together and form those neighborhood watches.

**Response:** The Crime and Safety Unit community liaison is available to help public housing residents establish a neighborhood watch through the site's Community Policing Program or by contacting the local law enforcement agency's crime prevention unit.

## **SECTION 8 RESIDENT ADVISORY BOARD COMMENTS**

**Comment:** Can an owner increase her rent?

**Response:** Yes an owner has to issue her a sixty-day notice and send a copy to the PHA so we can do a comparable study and if rents do justify an increase it will be granted to an owner and the family always pays the difference under the housing choice voucher.

**Comment:** Is there a Vietnamese translator?

**Response:** We can make arrangements for the next meeting. Anytime there are special needs or translations please contact us before the next meeting.

**Comments:** An inspection was requested and wanted to know status.

**Response:** John Flores who was our representative from our Public Liaison unit requested that the RAB member call him directly and he will look into it. He gave out his direct number to all RAB members.

**Comments:** How do we notify owners about the owner workshops that the Public Liaisons hold?

**Response:** We notify owners in writing about our owner workshops,

**Comments:** What kind of response are we getting?

**Response:** The first meeting we had we had about 100 owners that participated whom we explained the program to. Each workshop can cover a different topic; we can talk about abatement, inspections, new contracts, re-certifications.

**Comments:** Do we advertise the workshops in the newspaper?

**Response:** We can not because not every owner contracts with the housing authority or participates in the section 8 program.

**Comments:** There is a problem where many new owners are not accepting Section 8 applicants because they might not understand the program.

**Response:** The current workshop the Public Liaison unit is conducting is for current owners, but we do have new owner workshops conducted by other housing authority units (Crime Safety Unit).

**Comments:** When a unit does not pass inspection is the rent payment held up?

**Response:** Depending if by the second inspection it does not pass the rent payment is held up.

**Comments:** Last year this is what happened to a RAB member and the owner was very upset because the payment was held up for 3 months.

**Response:** When this happens we send a notification to the owner and the tenant that a second inspection was not passed and that payment will be withheld. Once inspection is passed then payment will be resumed.

**Comments:** How often are the inspections done?

**Response:** Every year we do an annual inspection. We try and do them 150 days prior to the anniversary date.

**Comments:** What is HUD.

**Response:** HUD stands for Department of Housing and Urban Development. It is where we get our funding by and also provides us with rules and regulations that we have to abide by.

**Comments:** As RAB members are we going to provide strategies on how to improve the Program?

**Response:** Yes that is the main reason for the RAB.

**Comments:** Is the RAB going to be given information regarding the maintenance of a unit or how to be a good tenant?

**Response:** These meetings are not to cover those specific subjects but eventually the Public Liaison Unit may have such tenant workshops. Workshops will cover such topics as your rights as tenants, how to be a good tenant, what are your responsibilities as a section 8 tenant? We believe they will start next year.

**Comments:** If she would like to move is she required to notify the Housing Authority?

**Response:** Yes, you are required to notify the housing authority with at least a 60-day notice.

**Comments:** A member commented that her household her mother, her son and herself and that her son would not be able to share a bedroom if they are given a 2-bedroom voucher.

**Response:** We do have the flexibility of giving an extra bedroom as long as we have required documents.

**Comments:** If there is an owner out there that has units and would like to make them available for Section 8 but doesn't have the funds to refurbish them to meet the HQS, do we provide any types of assistance.

**Response:** Not through our office but there are other loan programs that owners can go through.

**Comment:** Could a list of all the areas with exception rents be given out?

**Response:** We can mail out a list to all RAB members.

**Comment:** A RAB member had a friend with 5 children and she was given a voucher and was not able to locate a unit. She got all the extensions that were allowable but was not able to locate a unit and eventually the voucher was canceled and she was told she would have to go

back on the waiting list. Was there anyway we could keep a separate waiting list for these people that cannot locate units so that they would not be returned to the end of the waiting list.

**Response:** If a family cannot locate a unit after all extensions are given then we have to cancel it so that another family that may be able to use the voucher could use it.

## **AttachmentF**

### **MembershipofResidentAdvisoryBoard(RAB)andOutreachActivities**

#### **RAB:16members**

#### **InitialRABOutreachActivities:**

##### **PublicHousing:**

- Mailed out Annual Plan information letters to all Public Housing residents.
- Met with all Resident Councils to discuss Annual Agency Plan.
- Received 16 initial responses for RAB.
- Provided Annual Agency Plan in Spanish and Braille for RAB members.
- Provided translation of Annual Agency Plan in Spanish and Braille.
- Distributed RAB nomination forms to all Public Housing Resident Councils.
- Met with residents at Elderly designated sites to discuss Annual Agency Plan.
- Provided locations and website address where Annual Agency Plan is available for review and comment.

#### **PUBLICHOUSING**

#### **RABMEETINGS:**

**Meeting#1:** Tuesday, September 18, 2001 6:30PM - 8:30PM

- Mailed out information letters to 16 Public Housing residents inviting them to the first RAB meeting.
- Called all interested residents to confirm attendance.
- Attendance: 4 Public Housing residents
- Provided an overview and review of the General Meeting Rules, the Annual Agency Plan timeline, outline, and glossary to all RAB members.
- Distributed LA Times news article titled "Housing Less Affordable as Rent - Wage Gap Widens".
- Passed-out and discussed statistics found in the *National Low Income Housing Coalition*.
- Discussed housing needs and strategies for addressing housing needs.
- Began discussion on Eligibility, Selection and Admission Criteria.

**Meeting#2:** Friday, October 5, 2001 10:00AM - 12:00PM

- Mailed out 16 invitations to interested residents.
- Called 16 interested individuals to confirm attendance.
- Attendance: 5 Public Housing residents
- Review of materials passed out on September 18: Annual Agency Plan timeline, outline, and glossary.

**Meeting#3:** Friday, October 19, 2001 10:00AM - 12:00PM

- MailedoutinvitationstoallIRABmembers.
- Calledtoconfirmattendanceoftheinterestedresidents.
- Attendance:7PublicHousingresidents
- ReviewedanddiscussedLATimesnewsarticletitled“AbusedWomenSharePain, Hope”.
- DiscussedAdmissionPreferences.
- DiscussedRentDeterminationFormulasandPolicies.

**Meeting#4:** Friday,November2,200110:00AM -12:00PM

- Mailedout16invitationstoreidents.
- Attendance:10PublicHousingresidents
- PresentationbyAnnaHuezoffromtheEligibilityandSuitabilityUnit
- ReviewedanddiscussedAnnualPlanSection:PHAPoliciesGoverningEligibility, SelectionandAdmissions.

**Meeting#5:** Friday,November16,200110:00AM -12:00PM

- Mailedoutinvitationsto16residents.
- Attendance:5PublicHousingresidents
- ContinuationofdiscussionofthePHAPoliciesGoverningEligibility,Selectionand Admissions.
- ReviewedanddiscussedPHARentDeterminationPolicies.

**Meeting#6:** Friday,November30,20019:00AM -12:00PM

- Mailedout16invitationstoreidents.
- Attendance:4PublicHousingresidents.
- PresentationbyMaryDouglassonCapitalFunds.
- PresentationbyTheresaWessenonDisposition.
- ReviewofOperation sandManagementsectionsoftheAnnualPlan.
- ReviewofPHAGrievanceProcedures.
- ReviewofCapitalImprovementneeds.

**Meeting#7:** Friday,December14,20019:00AM -12:00PM

- Mailedout16invitationstoreidents.
- Attendance:3PublicHousingresidents
- PresentationbyBetsyLindsayfromtheCrimeandSafetyUnit
- ReviewofFinancialResourcesData.
- OverviewofEconomicandSocialself-sufficiencyprograms
- ReviewofthePetPolicy.
- DiscussionofCommunityDevelopmentCommissionFiscalAudit.
- ReviewofthePHAAAssetManagementSection.
- ReviewoftheRABTenantCommissionerRequirement.
- DiscussionofAnnualPlantimeline,publiccommentperiodandpublichearing.

## **RAB:17members**

### **InitialRABOutreachActivities:**

#### **SECTION8**

- NoticeoffirstRABmeetingwasincludedinNovember2001TenantTalknewsletterthat wassenttoall19,000Section8participants.
- Received25initialresponsesforRAB.
- ProvidedAnnualAgencyPlaninSpanishforRABmember.
- ProvidedtranslationofAnnualAgencyPlaninSpanish.

### **RABMEETINGS:**

**Meeting#1:** Saturday,November3,20019:00a.m. -12:00p.m.

- Mailedoutinformationlettersto25Section8participantsinvitingthemtothefirst RABmeeting.
- Calledallinterestedresidentstoconfirmattendance.
- Attendance:7Section8participants
- ProvidedapresentationonthesummaryoftheAgencyPlanandtheRoleoftheRAB.
- Pass-outcopiesofthe2001AgencyPlanandissuedreadingassignmentfornext meeting.

**Meeting#2** Saturday,November17,20019:00a.m. -12:00p.m.

- Mailedoutinvitationsto25interestedSectionparticipantsandlastyearsRABmembers.
- Calledallinterestedresidentstoconfirmattendance.
- Attendance:17Section8participants
- GuestspeakerfromPublicLiaisonUnit,toexplainthepurposeoftheunit.
- Reviewedanddiscussedhousingneeds,waitinglist,strategyforaddressingneeds,increase numberofaffordablehousing,incomelimits,targetassistance,anddeconcentration.

**Meeting#3** Saturday,December1,20019:00a.m. -12:00p.m.

- Mailedoutinvitationsto17interestedSection8participants
- Calledallinterestedresidentstoconfirmattendance.
- Attendance:8Section8participants
- Reviewedanddiscussedeligibility,searchtime,admissionspreferences,minimumrent, paymentstandards,homeownershipprogram,FSSprogramandfiveyeargoals.

**HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES  
REAC CUSTOMER SERVICE AND SATISFACTION SURVEY**

**FOLLOW-UP PLAN**

Background:

The Customer Service and Satisfaction Survey (RASS) is a measurement tool developed by HUD's Real Estate Assessment Center to gauge resident's overall satisfaction of their living environment and the management of their housing development by the Public Housing Authority (PHA). The Housing Authority of the County of Los Angeles is required to submit a follow-up plan for the following survey indicators:

- Communication
- Safety
- Neighborhood Appearance

The Housing Authority is including the Follow-Up Plan as an attachment to the Annual Plan and will implement the follow-up activities during FY2002.

Communication

Respondents in general were of the opinion that the Housing Authority provided adequate notice and information regarding maintenance, rules of the lease, and community meetings and events and that Housing Authority staff were professional and courteous.

The Housing Authority provides technical support to the 18 Resident Councils currently in place at the family and elderly/disabled housing developments. Over the last year, Resident Council members have received training on crime prevention, leadership, by-laws and elections, disaster preparedness, energy efficiency, volunteerism, domestic violence, Neighborhood Watch programs and strategic planning. Furthermore, the Housing Authority provides ongoing assistance with grant-writing and financial reporting. Many of the Resident Councils are active in their housing development and organize regular social events and fundraisers for the community. Several Resident Councils also manage weekly food distribution programs in conjunction with local businesses and community food banks. Property management has implemented monthly meetings with several resident councils in order to improve communication.

Another component that possibly negatively affected the Communication score, is the relocation process. The Housing Authority has conducted seismic renovations and has relocated residents. A consultant was hired to facilitate this process. Relocation and move and return notices were hand delivered or

sent by certified mail. Jewish Family Services provided case management and home visits for residents. The Housing Authority recognizes that this process has caused some residents undue stress and has actively sought to make the relocation as uncomplicated as possible.

Additionally, in December 2001 Housing Authority staff attended an all day customer service training. This training provided techniques on communication, presentation, leasing, troubleshooting, fair housing implications in renting, maintenance requests and management of renters, management standards and accountability.

### Safety

The Housing Authority, in partnership with law enforcement, local community based organizations, and community members, seeks to improve the quality of life for public housing residents and their families. The Housing Authority has developed an anti-crime program built around crime prevention, intervention, and community-based law enforcement services. There has been a marked decrease in crime at all family developments.

The Housing Authority is still in the process of conducting community meetings and revising the resident guidebook to educate residents about the Occupancy Policy and Lease Agreement. The Housing Authority has begun to inform residents of the conditions by which a resident can be evicted from public housing. Furthermore, the Housing Authority has utilized the *Info Notes* newsletter to remind residents of the various conditions stated in the Lease Agreement.

Secondly, the Housing Authority has initiated an expansion of its crime prevention program to include the elderly/disabled housing developments. The Housing Authority has partnered with local enforcement to develop quarterly Community Safety meetings for all residents to update residents on current neighborhood crime, and discuss possible solutions. Moreover, presentations have been conducted on matters such as child abuse and domestic violence. This new component to the HA's anti-crime program will augment the existing Community Policing Program and Neighborhood Watch in place among the family developments.

Finally, the Housing Authority has improved methods for receiving crime data from law enforcement agencies and expanded its capacity in the area of crime mapping and analysis.

### Neighborhood Appearance

Neighborhood appearance of public housing developments is a critical component of the Housing Authority's maintenance program. The HA has utilized the Capital Fund program to enhance and/or repair major property systems such as roofing, plumbing, electrical, and the replacement of fixtures

and appliances. In addition, the Capital Fund program allows the Housing Authority to carry out seismic retrofitting, demolition and reconstruction of obsolete housing units, and improvements to the safety, security and overall appearance of the housing development.

The overall score of 66 % for Neighborhood Appearance may be attributed to the amount of rehabilitation and modernization activities still taking place at various housing developments over the past year. The HA will conduct additional quality assurance inspections to ensure that public housing properties are well maintained and cared for by maintenance staff. Moreover, all Housing Developments REAC scores have been 75% or higher. There has been a significant improvement in physical inspection scores.

HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

**STATUS OF FIVE -YEAR GOALS  
PHAFISCAL YEARS 2000 – 2004**

1. **PHAGoal: Expand the supply of assisted housing**

Objectives:

**Apply for additional rental vouchers** : *The Housing Authority was awarded 300 Fair Share Vouchers. The Housing Authority also leased 770 Welfare to Work vouchers for this fiscal year.*

**Reduce public housing vacancies** : *The Housing Authority has implemented measures to streamline the eligibility and suitability review process as well as offering special rent incentives to applicants who select units at designated housing developments with large numbers of vacant units.*

**Leverage private or other public funds to create additional housing opportunities:**

*Utilizing City of Industry funds, the Housing Authority is in the process of developing 17 affordable multi-family rental, senior rental, affordable for-sale and special needs housing developments. This will assist in increasing the supply of affordable housing in incorporated and unincorporated areas within a 15-mile radius of the City of Industry.*

2. **PHAGoal: Improve the quality of assisted housing**

Objectives:

**Improve public housing management** : *The Housing Authority has yet to receive PHAS scores for FY2001. The Housing Authority had been designated as a standard performer agency for FY2000. Previously the Housing Authority had been designated as a successful performer agency for the past four years. The Housing Authority is anticipating a substantial improvement in the PHAS scores for FY2001.*

**Increase customer satisfaction** : *The Housing Authority's newly created Public Liaison Unit has been handling inquiries for Section 8 applicants and participants and will begin tenant workshops in July 2002.*

**Concentrate on efforts to improve specific management functions** : *The Housing Authority Fraud Investigations Unit has recovered approximately \$105,000 from public housing residents and Section 8 recipients who have committed fraud in the public housing and Section 8 programs. 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. The new software system was initiated on September 1, 2001.*

**Renovate or modernize public housing units** : The Housing Authority has completed the seismic retrofitting of the Palm housing development. The West knoll housing development seismic retrofitting is in progress. The target completion date is February 2002. In addition, the Housing Authority completed modernization and rehabilitation activities at selected family and elderly developments during FY2001.

**Demolish or dispose of obsolete public housing** : The Housing Authority has demolished 19 units in the 91<sup>st</sup> Street Apartments and consequently reduced overall density and constructed a new Community Room.

The Housing Authority will submit disposition application to HUD for 4800 E. Cesar Chavez Avenue. Currently, the building accommodates the Assisted Housing/Section 8 staff and Central Services maintenance, fleet and facilities staff for the Housing Authority of the County of Los Angeles. The Assisted Housing/Section 8 program is proposed to be relocated to Santa Fe Springs. Assisted Housing/Section 8 program satellite offices will be opened in appropriate communities.

The Housing Authority will submit a disposition application to HUD for 461<sup>st</sup> -463<sup>rd</sup> 1/2 Amalia Avenue. LAUSD is proposing to utilize this 4 units multi-family development to construct a 4<sup>th</sup> Street New Primary Center in the East Los Angeles community. The Los Angeles County Housing Authority is the property owner to only one of several parcels in the residential area to construct this school.

3. **PHAGoal: Increase assisted housing choices**

Objectives:

**Provide voucher mobility counseling** : Due to the end of the Section 8 Welfare-to-Work program, mobility counseling is no longer offered to program participants. Mobility counseling for all new and current Section 8 participants is scheduled to begin in July 2002.

**Conduct outreach effort to potential voucher landlords** : The Housing Authority's newly hired staff person has been conducting monthly seminars with Section 8 landlords in all areas. The new staff person has also been participating in area Apartment Associations. The Housing Authority has placed the number for the marketing line in lobby of its administration building located in Los Angeles and Lancaster.

**Increase voucher payment standards** : The Housing Authority has requested exception payment standards for one area in calendar year 2001.

**Implement voucher homeownership program** : The Housing Authority has reviewed the new rules for the voucher homeownership program and will not be implementing this program. However, the Housing Authority is exploring the option of offering the program in future years.

**Implement public housing site -based waiting lists** : The Housing Authority has implemented site -based waiting lists for 15 senior public housing

developments as of January 2001. The Housing Authority will evaluate the effectiveness of the SBWL in FY2002.

4. **PHAGoal: Provide an improved living environment**

Objectives:

**Implement public housing security improvements** : The Housing Authority will continue to assess and improve upon the physical improvement of public housing sites utilizing CPTED principles. The Housing Authority conducted CPTED assessments for Palm, Westknoll, and 105<sup>th</sup> Normandie.

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

Objectives:

**Increase the number and percentage of employed persons in assisted families:** The Housing Authority has continued working with Resident Councils to conduct community outreach for self-sufficiency programs. Community based organizations provided their services at the housing developments they served and promoted self-sufficiency through credit counseling, small business development, job placement and professional clothing. Over 250 residents who receive TANF have participated in the programs. The Housing Authority has implemented a Welfare to Work Paid Work Experience Program through the local Workforce Investment Board. 27 residents have participated in the program.

**Provide or attract supportive services to improve assistance recipients' employability:** The Housing Authority will continue to administer the FSS program for public housing residents to increase and improve their employability. Additionally, the funding for the EDSS and WtW programs is due to expire in 2002. The Housing Authority will apply for several grants in order to continue these services.

**Provide or attract supportive services to increase independence for the elderly or families with disabilities** : The Housing Authority has contracted with Jewish Family Services to provide case management and home supportive services to the frail/elderly residents located in West Hollywood. The Housing Authority has created and will distribute a resource manual identifying the local resources available at each housing site i.e., senior centers, hospitals, transportation, and meal programs. This manual also includes health and safety tips. Moreover, Basset Unified School District, Harbor Occupational School and Long Beach Unified School District continue to provide fitness, ESL, computer literacy, and other courses for the elderly residents in Francisquito. The Housing Authority has expanded this program to Carmelitos, and Harbor Hills and is currently working on replicating this program at additional senior housing sites.

The Housing Authority is also exploring the feasibility of converting one of our senior sites into an assisted living facility.

The 300 set-aside vouchers for families with disabilities is scheduled to begin July 2002. The families will be referred from non-profit organizations with experience serving this population. The families will be receiving supportive services from the referring non-profit agencies.

6. **PHAGoal: 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 will continue to aggressively market housing programs to those communities with disproportionate housing needs. The public housing brochures for both families and senior/disabled individuals have been updated.*

*For FY2002, the Housing Authority will be giving emancipated youth aging out of Foster Care, between the age of 18 and 21, an admissions preference. Furthermore, the program will be designed to assist these youths with not only housing, but lifeskills, employment training and ongoing support as well.*

**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 provide housing that is decent, safe, and sanitary and administer its programs in compliance with applicable Civil Rights and Fair Housing laws.*

**Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required :** *The Housing Authority will continue to undertake affirmative measures to ensure access to housing to persons of all varieties of disabilities.*

*Additionally, the Housing Authority has a preference for homeless families that consist of two or more persons with one member being under the age of 18. For FY2002, the homeless criteria will be expanded to include single elderly and disabled people.*

7. Other PHAGoals:

**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's newly created Public Liaison Unit has been handling inquiries for Section 8 applicants and participants and will begin tenant workshops in July 2002.*



**Attachment I**

**INITIAL REQUIRED TENANT ASSESSMENT**

District 1 Sites	Total # of Units	Modernization needs Projected FY 2002	Operating costs FY 2001	Ability to occupy	Workability of vouchers
Nueva Maravilla 4919 Cesar E. Chavez Avenue Los Angeles, CA 90022	504	-replace sliding glass doors in family units	\$2,926,486	TBD**	<b>4,252*</b>
Carmelita Avenue 354-356 So. Carmelita Avenue Los Angeles, CA 90063	2	N/A	\$8,100	TBD	
McBride Avenue 1229 So. McBride Avenue, Los Angeles, CA 90023	4	N/A	\$14,620	TBD	
Williamson Ave. 706-708 1/2 So. Williamson Ave. Los Angeles, CA 90022	4	N/A	\$4,327	TBD	
Triggs Street 4432-4434 1/2 Triggs Street, Los Angeles Ca 90023	4	-replace all flooring	\$5,275	TBD	
Simmons Avenue 927 So. Simmons Avenue, Los Angeles CA 90022	4	N/A	\$11,645	TBD	
Amalia Avenue 461-463 1/2 So. Amalia Avenue, Los Angeles CA 90022	4	N/A	\$8,621	TBD	

\*\*ToBeDetermined

\*Number of vouchers per Supervisorial District

District 1 Sites	Total # of Units	Modernization needs Projected FY 2002	Operating costs FY 2001	Ability to occupy	Workability of vouchers
4 <sup>th</sup> & Mednik 341 So. Mednik Avenue, Los Angeles CA 90022	2	N/A	\$4,955	TBD	
Arizona & Olympic 1003-1135 So. Arizona Avenue, Los Angeles, CA 90022	18	N/A	\$40,253	TBD	

District 2 Sites	Total # of Units	Modernization needs Projected FY 2002	Operating costs FY 2001	Ability to occupy	Workability of vouchers
El Segundo I 1928/37/49 E. El Segundo Blvd. Compton, CA 90222	30	-replace patio doors -fumigate for termites -resident relocation	\$299,228	TBD**	<b>4,199*</b>
Woodcrest I 1239 West 109 <sup>th</sup> Street, Los Angeles, CA 90044	10	-install tot-lot -upgrade/install landscape -replace closet doors in all units	\$29,078	TBD	
Woodcrest II 1245 West 109 <sup>th</sup> Street Los Angeles CA 90044	10	-seismic retrofit	Combined with Woodcrest I	TBD	
West 90 <sup>th</sup> Street 1115-16 W.90 <sup>th</sup> St Los Angeles, CA 90044	18	N/A	\$46,635	TBD	
West 91 <sup>st</sup> Street 1101-1109 W.91 <sup>st</sup> Street, Los Angeles CA 90044	16	-upgrade/install landscaping -replace blinds -remodel kitchen/bathrooms -replace carpeting	\$30,843	TBD	
East 119 <sup>th</sup> Street 1232-1234 E.119 <sup>th</sup> Street, Los Angeles, CA 90059	2	N/A	\$5,542	TBD	

\*\*ToBeDetermined

\*NumberofvouchersperSupervisorialDistrict

District 2 Sites	Total # of Units	Modernization needs Projected FY 2002	Operating costs FY 2001	Ability to occupy	Workability of vouchers
West 107 <sup>th</sup> Street 1320 W. 107 <sup>th</sup> St. Los Angeles, CA 90044	18	N/A	\$69,655	TBD	
Normandie Ave. 11431-11463 So. Normandie Ave. Los Angeles, CA 90047	28	N/A	\$58,249	TBD	
West 90 <sup>th</sup> Street 1027-1033 W.90 <sup>th</sup> Street, Los Angeles CA 90044	6	N/A	\$14,922	TBD	
East 61 <sup>st</sup> Street 1231-33 E. 61 <sup>st</sup> St Los Angeles, CA 90001	6	N/A	\$9,172	TBD	

District 2 Sites	Total # of Units	Modernization needs Projected FY 2002	Operating costs FY 2001	Ability to occupy	Workability of vouchers
El Segundo II 2140-2144 ½ E. El Segundo Blvd. Compton, CA 90222	5	-repair wall	\$47,599	TBD	
El Segundo II 2141-2145 E. El Segundo Blvd. Compton, CA 90222	13	-paint exterior of building -upgrade/install landscaping -improve site lighting -remodel kitchen/bathrooms -replace carpet -replace blinds -replace floor tile -replace closet doors -upgrade carports	Combined with El Segundo II 2140	TBD	
92 <sup>nd</sup> & Bandera 9104-9118 So. Bandera Street, Los Angeles, CA 90002	8	-paint iron fence -seismic retrofit	\$18,493	TBD	
East 83 <sup>rd</sup> Street 1535 E. 83 <sup>rd</sup> St. Los Angeles, CA 90002	2	N/A	\$3,807	TBD	
88 <sup>th</sup> & Beach 8739 Beach Street Los Angeles, CA 90002	4	-repave parking area /strip & install bumpers	\$10,778	TBD	

District 2 Sites	Total # of Units	Modernization needs Projected FY 2002	Operating costs FY 2001	Ability to occupy	Workability of vouchers
Addington & Waldorf 4212-4220 E. Addington Street, Compton CA 90221	3	Install patio slabs	\$10,823	TBD	
West 106 <sup>th</sup> Street 1334-1338 W. 160 <sup>th</sup> Street, Los Angeles, CA 90044	4	-install motorized gate -remodel kitchen & bathrooms -add floor drains to laundry areas	\$25,392	TBD	
Budlong 9410 Budlong Ave Los Angeles, CA 90044	4	-CPTED improvements	Combined with West 106 <sup>th</sup> Street (1334)	TBD	
Budlong 11126 Budlong Ave., Los Angeles CA 90044	3	N/A	Combined with West 106 <sup>th</sup> Street (1334).	TBD	
West 94 <sup>th</sup> Street 1035-1037 ½ W. 94 <sup>th</sup> Street, Los Angeles, CA 90044	4	-upgrade landscaping	\$13,838	TBD	
West 95 <sup>th</sup> Street 1324 W. 95 <sup>th</sup> St. Los Angeles, CA 90044	4	-replace ranges & range hoods	Combined with West 94 <sup>th</sup> Street	TBD	
West 106 <sup>th</sup> Street 1057 W.106 <sup>th</sup> St. Los Angeles, CA 90044	4	-upgrade/install landscaping -replace carpets -replace blinds	\$21,533	TBD	
West 105 <sup>th</sup> Street 1336-1340 West 105 <sup>th</sup> St., Los Angeles, CA 90044	9	-upgrade/install landscaping -replace carpets -replace blinds	Combined with West 106 <sup>th</sup> Street (1057)	TBD	

District 2 Sites	Total # of Units	Modernization needs Projected FY 2002	Operating costs FY 2001	Ability to occupy	Workability of vouchers
Imperial Heights 1221 W. Imperial Highway, Los Angeles, CA 90044	5	-replace motor for vehicle gate -repair/resurface driveway & parking areas -upgrade/ install landscaping	\$16,772	TBD	
Imperial Heights 1309 W. Imperial Highway, Los Angeles, CA 90044	4	-improve site lighting -repair/paint exterior of building -rekey locks -install new A/C units -replace carpets -replace refriderators -remodel kitchen/bathrooms -replace closet doors -replace wall heating units -replace blinds -repair. Upgrade roof -upgrade parking. Carports	Combined with Imperial Heights.(1221)	TBD	
Athens III 1120 W. 107 <sup>th</sup> St. Los Angeles, CA 90044	3	-replace doors & rekey locks -replace toilets	\$15,021	TBD	
Athens III 11104 So. Normandie Ave. Los Angeles, CA 90044	4	N/A	Combined with Athens III	TBD	

District 2 Sites	Total # of Units	Modernization needs Projected FY 2002	Operating costs FY 2001	Ability to occupy	Workability of vouchers
Athens III. 1310 W. 110 <sup>th</sup> Street Los Angeles, CA 90044	3	N/A	Combined with Athens III (1120 & 11104)	TBD	
Budlong Crest 11248 S. Budlong Los Angeles, CA 90044	6	-Regrade & replace landscaping -CPTED improvements -replace doors & rekey locks -replace toilet	\$3,007	TBD	
East 84 <sup>th</sup> Street 1527 E. 84 <sup>th</sup> St. Los Angeles, CA 90001	4	N/A	\$1,937	TBD	
Jarvis Avenue 12920 Jarvis Ave. Los Angeles, CA 90061	1	N/A	\$2,965	TBD	
East 87 <sup>th</sup> Street 1615-1617 E.87 <sup>th</sup> St. Los Angeles, CA 90002	4	N/A	\$8,737	TBD	
El Segundo Terrace 2200/36/42 E. El Segundo Blvd., Compton, CA 90222	25	N/A	\$410,859	TBD	

District 3 Sites	Total # of Units	Modernization needs	Operating costs	Ability to occupy	Workability of vouchers
Monica Manor 1901-1909 11 <sup>th</sup> St. Santa Monica, CA 90405	19	-modify trash areas -add garage doors -repair wrought iron fencing	\$46,123	TBD**	<b>1,016*</b>
Ocean Park 175 Ocean Park Blvd., Santa Monica, CA 90405	22	-replace/repair roof and gutters -paint ext. of bldg. railings, gates, and stairs -replace vertical blinds in senior units -seismic retrofit buildings -replace refrigerators in senior units - resident relocation	\$52,007	TBD	

\*\*ToBeDetermined

\*NumberofvouchersperSupervisorialDistrict

District 4 Sites	Total # of Units	Modernization needs	Operating costs	Ability to occupy	Workability of vouchers
Carmelitos 1000 Via Wanda Long Beach, CA 90805	558	-replace perimeter fencing -replace gas lines -replace floor tiles as needed -replace furnaces/wall heaters in family units	\$3,641,322	TBD**	<b>2,725*</b>
Sundance Vista 10850 Laurel Ave. Whittier CA 90605	41	N/A	\$195,662	TBD	
Harbor Hills 26607 So. Western Ave. Lomita, CA 90717	301	-CPTED improvements -Install 2/four foot florescent fixtures in kitchen -remodel kitchen & replace kitchen counter-tops -install security screen doors -rehab maintenance bath for HC access -install storage shed for snr/family units -upgrade central vent system in Admin. office	\$1,610,247	TBD	

District 5 Sites	Total # of Units	Modernization needs	Operating costs	Ability to occupy	Workability of vouchers
Quartz Hill I 5028 W. Avenue L-12 Quartz Hill, CA 93536	20	-CPTED improvements -Replace water heaters	\$110,400	TBD**	<b>4,097*</b>
Quartz Hill II 42051 51 <sup>st</sup> St. W. Quartz Hill, CA 93536	20	-Install rubber stair treads -Replace water heaters	Combined with Quartz Hill I	TBD	
<b>Los Angeles</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>
<b>Fair Market Rents</b>	<b>\$516</b>	<b>\$618</b>	<b>\$782</b>	<b>\$1055</b>	<b>\$1260</b>



**AttachmentJ**

Assessment of Site -Based Waiting List Development Demographic Characteristics				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
Carmelita 354-356 So. Carmelita Ave. Los Angeles, CA 90063	January 2000	0	0	NA
Carmelitos 761/817 Via Carmelitos Long Beach, CA 90805	January 2000	0	0	NA
Colonia De Las Rosas 4919 Cesar E. Chavez Ave Los Angeles, CA 90022	January 2000	0	0	NA
Foothill Villa 2423 Foothill Blvd. La Crescenta, CA 91214	January 2000	0	0	NA
Francisquito Villa 14622 Francisquito Ave. La Puente, CA 91746	January 2000	0	0	NA
Harbor Hills 26607 So. Western Ave. Lomita, CA 90717	January 2000	0	0	NA
Herbert Avenue 133 Herbert Avenue Los Angeles, CA 90063	January 2000	0	0	NA
Marina Manor 3405/3401 Via Dolce Marina Del Rey, CA 90292	January 2000	24 Russian 7 Other 3 Asian	24 Russian 7 Other 3 Asian	0%
Ocean Park 175 Ocean Park Blvd. Santa Monica, CA 90405	January 2000	10 Russian	10 Russian	0%
Orchard Arms 23410-23540 Wiley Canyon Rd. Valencia, CA 91355	January 2000	0	0	NA
Palm Apartments 959 No. Palm Avenue West Hollywood, CA 90069	January 2000	8 Russian	3 Russian	0%
South Bay Gardens 230 East 130 <sup>th</sup> Street Los Angeles, CA 90061	January 2000	0	0	NA
Triggs Street 4432-4434 1/2 Triggs Street Los Angeles, CA 90023	January 2000	0	0	NA
Westknoll Apartments 838 No. Westknoll Drive West Hollywood, CA 90069	January 2000	14 Russian	14 Russian	0%
Whittier Manor 11527 Slauson Ave. Whittier, CA 90606	January 2000	0	0	NA

# AttachmentK

## Housing Authority of the County of Los Angeles

### Flat Rent Schedule Conventional Public Housing Program

Site	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
<b>Harbor Hills</b> 26607 So. Western Avenue Lomita, CA 90717	\$657.00	\$907.00	\$1150.00	Not Applicable	Not Applicable
<b>Nueva Maravilla (Family)</b> 4919 Cesar E. Chavez Avenue Los Angeles, CA 90022	Not Applicable	\$767.00	\$1,078.00	\$1,275.00	Not Applicable
<b>Nueva Maravilla (Seniors)</b> 4919 Cesar E. Chavez Avenue Los Angeles, CA 90022	\$667.00	Not Applicable	Not Applicable	Not Applicable	Not Applicable
<b>Carmelitos</b> 761 Via Carmelitos 817 Via Carmelitos Long Beach, CA 90805	\$645.00	\$772.00	\$1,133.00	\$1,313.00	Not Applicable
<b>Orchard Arms</b> 23410-23540 Wiley Canyon Rd. Valencia, CA 91355	\$689.00	Not Applicable	Not Applicable	Not Applicable	Not Applicable
<b>Quartz Hills I &amp; II</b> 5028 West Avenue L -12 4205 151 <sup>st</sup> Street West Quartz Hill, CA 93536	Not Applicable	\$457.00	\$694.00	Not Applicable	Not Applicable
<b>Foothill Villa</b> 2423 Foothill Boulevard La Crescenta, CA 91214	\$727.00	Not Applicable	Not Applicable	Not Applicable	Not Applicable
<b>Marina Manor I &amp; II</b> 3401 Via Dolce 3405 Via Dolce Marina Del Rey, CA 90292	\$1282.00	\$1732.00	Not Applicable	Not Applicable	Not Applicable
<b>Monica Manor</b> 1901-1909 11 <sup>th</sup> Street Santa Monica, CA 90405	Not Applicable	\$1813.00	Not Applicable	Not Applicable	Not Applicable

<b>OceanPark</b> 175OceanParkBoule vard SantaMonica,CA90405	\$1150.00	\$2176.00	\$4290.00	NotApplicable	NotApplicable
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<b>Francisquito Villa</b> 14622FrancisquitoAvenue LaPuente,CA91746		\$727.00	NotApplicable	NotApplicable	NotApplicable	NotApplicable
<b>WhittierMano r</b> 11527SlausonAvenue Whittier,CA90606		\$728.00	\$855.00	\$1,208.00	\$1,275.00	NotApplicable
<b>SundanceVista</b> 10850LaurelAvenue Whittier,CA90605		\$728.00	\$855.00	\$1,208.00	\$1,275.00	NotApplicable
<b>EastScatteredSites</b> **SEEBELOW**		\$667.00	\$767.00	\$1,078.00	\$1,275.00	NotApplicable
<b>SouthScatteredSites</b> **SEEBELOW**		\$550.00	\$810.00	\$1,004.00	\$1,101.00	\$1,266.00
	<b>Studio</b>	<b>1Bedrooms</b>	<b>2Bedrooms</b>	<b>3Bedrooms</b>	<b>4Bedrooms</b>	<b>5Bedrooms</b>
<b>WestKnollApts.</b> 838WestKnollDrive WestHollywood,CA 90069		\$878.00	\$1098.00	NotApplicable	NotApplicable	NotApplicable
<b>PalmApts.</b> 959PalmAvenue WestHollywood,CA 90069		\$878.00	\$1098.00	NotApplicable	NotApplicable	NotApplicable

**EastScatteredSites:**

- |   |  |
|---|--|
| <p>1.HERBERTAVENUE<br/>133HerbertAvenue<br/>LosAngeles,CA90063</p> <p>2.CARMELITAAVENUE<br/>354-356So.CarmelitaAvenue<br/>LosAngeles,CA90063</p> <p>3.MCBRIDEAVENUE<br/>1229So.McBrideAvenue<br/>LosAngeles,CA90023</p> <p>4.WILLIAMSONAVENUE<br/>706-708½So.WilliamsonAvenue<br/>LosAngeles,CA90022</p> <p>5.TRIGGSSTREET<br/>4432-4434½TriggsStreet<br/>LosAngeles,CA90023</p> <p>6.SIMMONSAVENUE<br/>927So.SimmonsAvenue<br/>LosAngeles,CA90022</p> <p>7.AMALIAAVENUE<br/>461-463½So.AmaliaAvenue<br/>LosAngeles,CA90022</p> | <p>8.4<sup>TH</sup>MEDNIK<br/>341So.MednikAvenue<br/>LosAngeles,CA90022</p> <p>9.ARIZONA&amp;OLYMPIC<br/>1003 -1135So.ArizonaAvenue<br/>LosAngeles,CA90022</p> |
|---|--|

**SouthScatteredSites:**

- |  |  |
|--|--|
| 1. ELSEGUNDO<br>1928/37/49E.ElSegundoBoulevard<br>Compton,CA90222                            | 21.WEST106 <sup>TH</sup> STREET<br>1334 -1338W.106 <sup>th</sup> Street<br>LosAngeles,CA90044    |
| 2. SOUTHBAYGARDENS<br>230E.130 <sup>th</sup> Street<br>LosAngeles,CA90061                    | 22.BUDLONG<br>9410BudlongAvenue<br>LosAngeles,CA90044  |
| 3. WOODCRESTI<br>1239West109 <sup>th</sup> Street<br>LosAngeles,CA90044                      | 23.BUDLONG<br>11126BudlongAvenue<br>LosAngeles,CA90044   |
| 4. WOODCRESTII<br>1245West109 <sup>th</sup> Street<br><br>LosAngeles,CA90044                 | 24.WEST94 <sup>TH</sup> STREET<br>1035 -1037½W.94 <sup>th</sup> Street<br><br>LosAngeles,CA90044 |
| 5. WEST90 <sup>TH</sup> STREET<br>1115-16West90 <sup>th</sup> Street<br>LosAngeles,CA90044   | 25.WEST95 <sup>TH</sup> STREET<br>1324West95 <sup>th</sup> Street<br>LosAngeles,CA90044          |
| 6. WEST91 <sup>ST</sup> STREET<br>1101-1109West91 <sup>st</sup> Street<br>LosAngeles,CA90044 | 26.WEST105 <sup>TH</sup> STREET<br>1336 -1340W.105 <sup>th</sup> Street<br>LosAngeles,CA90044    |
| 7. EAST119 <sup>TH</sup> STREET<br>1232-34E.119thStreet<br>LosAngeles,CA90059                | 27.WEST106 <sup>TH</sup> STREET<br>1057W.106 <sup>th</sup> Street<br>LosAngeles,CA90044          |
| 8. EAST61 <sup>ST</sup> STREET<br>1231-33E.61 <sup>st</sup> Street<br>LosAngeles,CA90001     | 28.CENTURY&WILTON<br>10025WiltonPlace<br>LosAngeles,CA90047                                      |
| 9. WEST106 <sup>TH</sup> STREET<br>1100W.106 <sup>th</sup> Street<br><br>LosAngeles,CA90044  | 29.IMPERIALHEIGHTS<br>1221W.ImperialHighway<br><br>LosAngeles,CA90044                            |
| 10. WEST106 <sup>TH</sup> STREET<br>1104W.106 <sup>th</sup> Street<br><br>LosAngeles,CA90044 | 30.IMPERIALHEIGHTS<br>1309W.ImperialHighway<br><br>LosAngeles,CA90044                            |
| 11. WEST107 <sup>TH</sup> STREET<br>1320W.107 <sup>th</sup> Street<br>LosAngeles,CA90044     | 31.ATHENSIII<br>1120W.107 <sup>th</sup> Street<br>LosAngeles,CA90044                             |
| 12. NORMANDIEAVENUE<br>11431-11463So.NormandieAvenue<br>LosAngeles,CA90047                   | 32. ATHENSIII<br>1310W.110 <sup>th</sup> Street<br>LosAngeles,CA90044                            |
| 13. WEST90 <sup>TH</sup> STREET<br>1027-1033W.90 <sup>th</sup> Street<br>LosAngeles,CA90044  | 33.ATHENSIII<br>11104So. NormandieAvenue<br>LosAngeles,CA90044                                   |

- 14. ELSEGUNDOII(2140)  
2140-2144½E.ElSegundoBoulevard  
Compton,CA90222
- 15. ELSEGUNDOII  
2141-2145E.ElSeg undoBoulevard  
Compton,CA90222
- 16. 92<sup>ND</sup>&BANDERA  
9104-9118So.BanderaStreet  
LosAngeles,CA90002
- 17. EAST83<sup>RD</sup>STREET  
1535E.83<sup>RD</sup>Street  
LosAngeles,CA90002
- 18. EAST87<sup>TH</sup>STREET  
1615-1617E.87<sup>th</sup>Street  
LosAngeles,CA90002
- 19. 88<sup>th</sup>& BEACH  
8739BeachStr eet  
LosAngeles,CA90002
- 20. ADDINGTON&WALDORF  
4212-4220E.AddingtonStreet  
Compton,CA90221

- 34.BUDLONGCREST  
11248So.Budlong  
LosAngeles,CA90044
- 35.EAST84<sup>TH</sup>STREET  
1527E.84<sup>th</sup>Street  
LosAngeles,CA90001
- 36.JARVISAVENUE  
12920JarvisAvenue  
LosAngeles,CA90061