

**Housing Authority of the City of Los Angeles**  
**Year 2003 Agency Plan**

**FINAL VERSION**

- **Five-Year Plan - Fiscal Years 2000 - 2004**
- **Annual Plan - Fiscal Year 2003**

**October 15, 2002**

## PHA Plan Agency Identification

**PHA Name: Housing Authority of the City of Los Angeles**

**PHA Number: CA004**

**PHA Fiscal Year Beginning: January 1, 2003**

### Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

- HACLA Central Offices
- HACLA Development Management Offices
- PHA Local Offices – Section 8 Offices

### Display Locations for HACLA Agency Plan and Supporting Documents

The HACLA Agency Plan (including attachments) is available for public inspection at:

- HACLA Central Offices – 3<sup>rd</sup> Floor
- HACLA Development Management Offices
- HACLA Section 8 Offices – West, East, Harbor and Valley Offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- HACLA Internet Site: [www.hacla.org/](http://www.hacla.org/)
- Other:
  - **HACLA Public Housing Application Center**
  - **HACLA Asset Management Department Office**
  - **HACLA Public Housing Developments – RAC/RMC Offices**

### HACLA Agency Plan Supporting Documents available for inspection at:

- HACLA Central Offices, 3<sup>rd</sup> floor
- HACLA Development Management Offices
- Other

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

**A) Mission**

The PHA's mission is:

***"The Housing Authority of the City of Los Angeles provides a housing and community environment that promotes self-sufficiency and economic development partnerships with all key City stakeholders in order to enrich the quality of life."***

**B. Goals**

**HUD Strategic Goal**

**Increase the availability of decent, safe, and affordable housing.**

PHA Goal: Expand the supply of assisted housing.

Objectives:

- Apply for additional rental vouchers
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments
- Other:

➤ **The Housing Authority will pursue all available Federal assisted housing opportunities, and seek private and other public resources – this includes the option for debt-leverage financing opportunities.**

PHA Goal: Improve the quality of assisted housing.

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions:(e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers
- Other:

➤ **Maintain a PHAS score of 90%+**

➤ **Within 2 years achieve a SEMAP score of 90%+.**

- PHA Goal: Increase assisted housing choices
  - Objectives:
    - Provide voucher mobility counseling
    - Conduct outreach efforts to potential voucher landlords
    - Increase voucher payment standards
    - Implement voucher homeownership program – Subject to HUD’s final rule and appropriate funding
    - Implement public housing or other homeownership programs
    - Implement public housing site-based waiting list
      - **Only 1 site based waiting list for Aliso Village**
    - Convert public housing to vouchers
    - Other:
      - **Study and consider adjustments to voucher standards**
      - **Explore the feasibility of public housing or homeownership programs within the context of revitalization activity.**
      - **Study the appropriate potential for site-based waiting lists and proceed with the appropriate course of action.**
      - **Study and make recommendations on the conversion of any public housing to vouchers.**
      - **Beginning in 2003, the HACLA will Project-base up to 2,500 tenant based vouchers**

**HUD Strategic Goal**

**Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment
  - Objectives:
    - Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments
    - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
    - Implement public housing security improvements
    - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
    - Other:
      - **Apply for Section 8 funding for Housing Conversion action.**

**HUD Strategic Goal**

**Promote self-sufficiency & asset development of families & individuals**

- PHA Goal: Promote self-sufficiency & asset development of assisted households
  - Objectives:
    - Increase the number and percentage of employed persons in assisted families

- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities
- Other

**HUD Strategic Goal**

**Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other

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

# **Annual PHA Plan**

PHA Fiscal Year 2003

[24 CFR Part 903.7]

## **i. Annual Plan Type:**

**Standard Plan**

### **Streamlined Plan:**

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

**Troubled Agency Plan**

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

[24 CFR Part 903.7 9 (r)]

The Housing Authority of the City of Los Angeles (HACLA) has prepared the following Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements. This Agency Plan contains a 5-Year Plan, which will be updated annually, and an Annual Plan. Listed below are some of the primary goals that the Housing Authority currently plans to pursue based on its 5-Year Plan:

- *Maintain Effective Housing Authority Housing Programs In Conformance With HUD and Industry Standards;*
- *Finance the Redevelopment and Rehabilitation of the Public Housing Assets and Apply Asset Management Techniques to Preserve the Public Investment;*
- *Improve the Public Housing Community Environment through a Public Safety Approach that Focuses on Analysis and Prevention;*
- *Maintain a Comprehensive Economic Development and Self-Sufficiency opportunities for Very-Low and Low Income Residents and Program Participants;*

The Housing Authority's Annual Plan is based on the premise that accomplishing the above 5-year goals and objectives will move the Housing Authority in a direction consistent with its mission. The ability of HACLA to accomplish the above goals will be dependent on appropriate funding from the U.S. Congress and HUD that is commensurate with regulations that the Housing Authority must meet. The plans, statements, budget summary, policies, etc. set forth in this Annual Plan all lead towards the accomplishment of the Housing Authority's goals and objectives. Taken as a whole, they outline a comprehensive approach towards the Housing Authority's goals and objectives and are consistent with the City of Los Angeles Consolidated Plan. Below are just a few highlights from the Housing Authority's Annual Plan:

- *Update of the Housing Authority Admissions and Continued Occupancy Policy;*
- *Updates to the Housing Authority's Section 8 Administrative Plan;*
- *An Emphasis on Public Housing Revitalization and Redevelopment;*
- *Certification of Consistency with the City of Los Angeles Consolidated Plan;*
- *Profile of Current Housing Authority Resources;*
- *Detailed Look at the Current Housing Authority Waiting Lists;*

# Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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### Attachments

#### Required Attachments:

- Admissions Policy for De-concentration
- FY 2003 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Membership on the Resident Advisory Board
- Resident Membership on the PHA Governing Board
- Progress in Meeting the 5-Year Plan Missions and Goals
- Section 8 Homeownership Capacity Statement
- Resident Satisfaction Survey Follow-Up
- Voluntary Conversion Required Initial Assessment
- Intent To Project-base Vouchers Statement

#### Optional Attachments:

- PHA Management Organizational Chart
- FY 2002 Capital Fund Program 5-Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan

- Comments of Resident Advisory Board or Boards  
 Other:

### Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
Yes	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5-Year and Annual Plans
Yes	State/Local Government Certification of Consistency with the Consolidated Plan	5-Year and Annual Plans
Yes	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
Yes	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
Yes	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
Yes	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
Yes	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	Public Housing De-concentration and Income Mixing Documentation: 1. PHA board certifications of compliance with de-concentration 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 de-concentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies

Applicable & On Display	Supporting Document	Applicable Plan Component
Yes	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
Yes	Schedule of flat rents offered at each public housing development ( <b>Note: Ceiling Rents = Transitional Flat Rents</b> ). <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Yes	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
Yes	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
Yes	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
Yes	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
Yes	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
Not Applicable	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
Yes	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
Yes	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
Yes	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
Not Applicable	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
Yes	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
Yes	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

Yes	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
Yes	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
Yes	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
Yes	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
Yes	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
Yes	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
Not Applicable	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
Yes	Deconcentration of Poverty and Income Mixing	Annual Plan: Deconcentration & Income Mixing
Yes	Voluntary Conversion Required Assessment	Annual Plan: Voluntary Conversion
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

**Note: Supporting Documents**

All supporting documents for FY 2001 Agency Plan can be viewed at the Housing Authority's Central offices located at:

**2600 Wilshire Blvd. 3<sup>rd</sup> Floor – Planning Department  
Los Angeles, CA. 90057**

**1. Statement of Housing Needs**  
 [24 CFR Part 903.7 9 (a)]

**A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**  
**Rating Factor for each family type:**

**1 = “No Impact”**

**5 = “Severe Impact”**

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	90,485	5	5	5	5	5	5
Income >30% but <=50% of AMI	69,106	4	4	4	4	4	4
Income >50% but <80% of AMI	4,936	4	4	4	4	4	4
Elderly	44,872	4	4	4	4	4	4
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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 Jurisdictions  
Indicate year: 2000 - 2003
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) data set
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information):

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

<b>Housing Needs of Families on the Waiting List</b> Public Housing and Property Management			
<b>Waiting list type:</b>			
<input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> <b>Public Housing</b> <input type="checkbox"/> Combined Section 8 and Public Housing			
	<b># Families</b>	<b>% of Total Families</b>	<b>Annual Turnover</b>
<b>Waiting List Totals</b>	<b>17,166</b>	<b>81.6%</b>	<b>532</b>
<b>Extremely low income (&lt;=30% AMI)</b>	<b>14,000</b>	<b>81.6%</b>	
<b>Very low income (&gt;30% but &lt;=50% AMI)</b>	<b>2,642</b>	<b>15.4%</b>	
<b>Low income (&gt;50% but &lt;80% AMI)</b>	<b>491</b>	<b>2.9%</b>	
<b>Families with children</b>	<b>8,485</b>	<b>49.4%</b>	
<b>Elderly families</b>	<b>3,536</b>	<b>20.6%</b>	
<b>Families with Disabilities</b>	<b>5,099</b>	<b>29.7%</b>	
<b>Hispanic</b>	<b>8,605</b>	<b>50.1%</b>	
<b>African American</b>	<b>6,219</b>	<b>36.2%</b>	
<b>White</b>	<b>1,036</b>	<b>6.0%</b>	
<b>Asian</b>	<b>1,216</b>	<b>7.1%</b>	
<b>Bedroom Size Characteristics</b>	<b># Families</b>	<b>% of Total Families</b>	<b>Annual Turnover</b>
<b>1 BR</b>	<b>7,875</b>	<b>45.9%</b>	<b>111</b>
<b>2 BR</b>	<b>2,736</b>	<b>15.9%</b>	<b>316</b>
<b>3 BR</b>	<b>5,213</b>	<b>30.4%</b>	<b>78</b>
<b>4 BR</b>	<b>1,277</b>	<b>7.4%</b>	<b>25</b>
<b>5 BR</b>	<b>65</b>	<b>.4%</b>	<b>2</b>
<b>5+ BR</b>	<b>0</b>	<b>0%</b>	<b>N/A</b>
Is the waiting list closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes ➤ How long has it been closed <b>N/A</b> ➤ Does the PHA expect to reopen the list in the PHA Plan year? Yes <input type="checkbox"/> No <input type="checkbox"/> <b>N/A</b> <input checked="" type="checkbox"/> ➤ Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes <b>N/A</b> <input checked="" type="checkbox"/>			

**Housing Needs of Families on the Waiting List**  
Section 8 Tenant-Based Assistance

**Waiting list type**

- Section 8 Tenant-Based Assistance**  
 Public Housing  
 Combined Section 8 and Public Housing

	# Families	% of Total Families	Annual Turnover
<b>Waiting List Totals</b>	<b>49,446</b>		
<b>Extremely low income &lt;=30% AMI</b>	<b>30,162</b>	<b>61%</b>	
<b>Very low income (&gt;30% but &lt;=50% AMI)</b>	<b>16,812</b>	<b>34%</b>	
<b>Low income (&gt;50% but &lt;80% AMI)</b>	<b>2,472</b>	<b>5%</b>	
<b>Families with children</b>	<b>26,700</b>	<b>54%</b>	
<b>Elderly families</b>	<b>11,373</b>	<b>23%</b>	
<b>Families with Disabilities</b>	<b>11,373</b>	<b>10%</b>	
<b>Bedroom Size Characteristics</b>	<b># Families</b>	<b>% of Total Families</b>	
<b>1 BR</b>	<b>17,801</b>	<b>36%</b>	
<b>2 BR</b>	<b>20,520</b>	<b>41%</b>	
<b>3 BR</b>	<b>9,395</b>	<b>19%</b>	
<b>4 BR</b>	<b>1,483</b>	<b>3%</b>	
<b>5 BR</b>	<b>99</b>	<b>.2%</b>	
<b>5+ BR</b>	<b>148</b>	<b>.3%</b>	

Is the waiting list closed  No  Yes; If yes:

- How long has it been closed (# of months)?
- Does the PHA expect to reopen the list in the PHA Plan year?  
 No  Yes  N/A
- Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes  N/A

## C. Strategy for Addressing Needs(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:**

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

➤ **Project-based tenant-base vouchers**

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

- 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)

➤ **Project-base tenant-based vouchers to provide financial leverage for providers of low-income housing**

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

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

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other:
  - **Admission process for foreseeable future maintains appropriate commitment to non-preferenced families.**

**Need: Specific Family Types: Families at or below 50% of median**  
**Strategy 1: Target available assistance to families at or below 50% of AMI**

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other

**Need: Specific Family Types: Elderly**

**Strategy 1: Target available assistance to the elderly:**

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other
  - **Provide reasonable accommodation in all housing programs.**

**Need: Specific Family Types: Races or ethnic groups with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnic groups with disproportionate needs:**

- Affirmatively market to races/ethnic groups shown to have disproportionate housing needs
- Other:
  - **Conduct extensive community-wide marketing and outreach.**

**Strategy 2: Conduct activities to affirmatively further fair housing**

- 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

**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
  - **Low vacancy rates, spiraling rents, owner reluctance to participate in the tenant-based program.**
  - **Low production of new affordable housing.**
  - **Failure of HUD to allow rapid and appropriate market responses, including area exception rents.**

## 2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

<b>Financial Resources</b>		
<b>Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2001 grants)</b>		
a) Public Housing Operating Fund	<b>27,600,000</b>	
b) Public Housing Capital Fund	<b>31,253,000</b>	
c) HOPE VI Demolition & Revitalization	<b>9,140,000</b>	
d) Annual Contributions for Section 8 Tenant-Based Assistance	<b>346,000,000</b>	
e) Public Housing Drug Elimination Program (including any Technical Assistance funds)	<b>N/A</b>	
f) Resident Opportunity and Self-Sufficiency Grants	<b>676,000</b>	<b>Jobs Plus</b>
g) Community Development Block Grant	<b>1,140,000</b>	<b>Community Service Center</b>
h) HOME		
<b>Other Federal Grants</b>		
a) Safe Neighborhoods & COPS	<b>N/A</b>	
<b>2. Prior Year Federal Grants (unobligated funds only)</b>		
a) Prior Year Capital Fund Receipts	<b>546,000</b>	
b) Prior Year Drug Elimination	<b>N/A</b>	
<b>3. Public Housing Dwelling Rental Income</b>	<b>26,000,000</b>	<b>Operations</b>
<b>4. Other Income/Resources</b>		
a) Investment Income	<b>3,500,000</b>	<b>Operations</b>
b) Section 8 Admin Retained Earnings	<b>62,229,000</b>	<b>Operating Deficit</b>
c) Public Housing Retained Earnings	<b>16,172,000</b>	<b>Operating Deficit</b>
d) Section 8 Welfare to Work Admin Fees	<b>N/A</b>	
<b>4. Non-Federal Sources</b>	<b>N/A</b>	
<b>Total Resources</b>	<b>524,256,000</b>	

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

[24 CFR Part 903.7 9 (c)]

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

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing?

When families are within a certain number of families to be offered a unit?

When families are within a certain time of being offered a unit?

Other:

- **Applicants are subject to a preliminary eligibility interview (when they apply) to determine initial eligibility. Applicants then go through a suitability interview that includes non-income screening factors including a criminal background check. Applicants passing both interviews are placed on a certified waiting list. The certified waiting list generally contains 300-400 applicants that are within 3-6 months from being offered (placed in) an available unit.**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing?

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

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

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

e. Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

Yes  No

- The Housing Authority currently accesses some FBI data for criminal background screening; the Housing Authority will expand the use of FBI data in FY 2003.

**(2)Waiting List Organization**

a. Which method does the PHA plan to use to organize the public housing waiting List?

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists – *see below*
- Other (describe)

➤ **HACLA will institute a site-based wait list in 2003 only for Aliso Village, a HOPE VI site which will be under management of a private operator. The management agent will administer the list in accordance with the HUD approved Management Plan.**

**The HUD approved Management Plan is in accordance with federal regulations, fair housing laws, and HACLA preferences.**

**Notification of the opening of the wait list will first be made to former Aliso Village residents, followed by current HACLA general wait list families, and then open to the public.**

**Applicants are able to be on both the HACLA general wait list as well as the Aliso Village list.**

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

- PHA main administrative office
- PHA development site management office
- Other: **Housing Authority Application Center**

**HACLA Website [www.hacla.org](http://www.hacla.org)**

**Telephone (213) 252-5316**

**HACLA Family Development site manager offices**

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?  Yes  No  N/A –

➤ **1 – only for Aliso Village – a HOPE VI site.**

2. Are any or all of the PHA’s site-based waiting lists new for upcoming year

Yes  No  N/A

3. May families be on more than one list simultaneously?

Yes  No  N/A

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 w/ site-based waiting lists
- At the development to which they would like to apply
- Other (list below)
- N/A

➤ **HACLA Central Application Center.**

**(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?

- One
- Two
- Three or More

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

➤ **Not applicable to the Aliso Village wait list.**

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

**(4) Admissions Preferences**

a. Income targeting: 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?  Yes  No

➤ **The Housing Authority uses the following income targets for admissions:**

- **Minimum of 40% of New Admissions – Less than 30% of AMI**
- **40% of New Admissions – More than 30% but less than 50% of AMI**
- **20% of New Admissions – More than 50% but less than 80% of AMI**

**Note: AMI = Los Angeles Area Median Income**

b. Transfer policies: In what circumstances will transfers take precedence over new admissions?

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

➤ **Relocation closer to new job/employment**

➤ **Business and operational concerns must be considered when utilizing units for transfers.**

c. **Preferences**

1. Has the PHA established preferences for admission to public housing (other than date and time of application)?  Yes  No
2. Which of the following admission preferences does the PHA plan to employ in the coming year?

**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: Local Preferences**

- Working families (at least 32 hours/week) and those unable to work because of age or disability (head of household and spouse or sole member)**
- Working families (at least 20 hrs/week but less than 32 hrs/week and those enrolled in educational, training, or upward mobility programs.**
- Veterans and veterans' families (breaks ties)**
- Residents who live and/or work in the jurisdiction
- Households contributing to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational/training/upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s)

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

**Former Federal Preferences**

- N/A Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- N/A Victims of domestic violence

- N/A Substandard housing
- N/A Homelessness
- N/A High rent burden

**Other: Local Preferences**

- 1 Working families (at least 32 hours/week) and those unable to work because of age or disability (head of household and spouse or sole member)**
- 2 Working families (at least 20 hrs/week but less than 32 hrs/week and those enrolled in educational, training, or upward mobility programs.**
- 3 Date and Time (breaks ties)**
- 4 Veterans and veterans' families (breaks ties)**
- N/A Residents who live and/or work in the jurisdiction
- N/A Households contributing to meeting income goals (broad range of incomes)
- N/A Households that contribute to meeting income requirements (targeting)
- N/A Those previously enrolled in educational, training, or upward mobility programs
- N/A Victims of reprisals or hate crimes
- N/A Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing

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

b. How often must residents notify the PHA of changes in family composition?

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

**(6) De-concentration 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

- The HACLA has six senior site exempt from this rule. In addition, the HACLA has two other sites (Pico Gardens/Aliso Apartments and Aliso Village) undergoing approved HUD HOPE VI and/or mixed finance renewal.

➤ Attachment 3-1/File Name ca004a01

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments?

If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
43 <sup>rd</sup> St – 1565 E	2	All but three of these sites are small scattered sites located throughout the City of Los Angeles. One of the purposes of the scattered sites is to deconcentrate poverty. Occupancy to these sites is available to families currently residing in the HACLA's large family developments and who have a good residency record with the HACLA.	
102 <sup>nd</sup> St – 245 E	2		
105 <sup>th</sup> St – 354	2		
107 <sup>th</sup> St – 339	2		
111 <sup>th</sup> PI – 1714 E	2		
48 <sup>th</sup> St – 1059 E	3	Nickerson Gardens and Imperial Courts are the only family development under the 85% threshold.	
87 <sup>th</sup> PI – 216 E	2		
91 <sup>st</sup> St – 210 E	3	No deconcentration policy is warranted for the following reasons:	<ul style="list-style-type: none"> <li>• The HACLA already has in place an admission preference for working families (seniors and disabled exempt). This includes those employed as well as those enrolled in school or other economic mobility programs.</li> <li>• The HACLA already offers families a wide array of social and economic development services for the purpose of improving resident's self-sufficiency.</li> <li>▪ Over the past six years, there has been a 71% increase in the number of adults at Nickerson who are employed. This rate is expected to increase given the current admission preferences for working families and Nickerson</li> <li>• Imperial Courts is a Jobs Plus site which has had the effect of increasing the number of employed residents and the family income.</li> <li>• Of the sites listed, 11 are below the 85% threshold (mainly scattered sites below the 85% threshold of average family income)</li> </ul>
93 <sup>rd</sup> St – 215	3		
94 <sup>th</sup> St – 110 E	2		
Calvert	4		
Crenshaw	3		
Emilita – 11218	3		
Emilita – 11442	3		
Hart – 11737	3		
Honduras – 4331	3		
Imperial Courts	490		
Klump – 5737	3		
Naomi St – 3206	3		
Nickerson Gardens	1057		
Opp St	9		
Penfield – 8325	5		
San Fernando Gardens	448		

Simpson - 6923	3	<p>scattered sites - where the change of one family's income level can skew the average for that site). Thirteen (including one family site – San Fernando gardens) has an average income above 30% of the AMI.</p> <ul style="list-style-type: none"> <li>• No additional deconcentration efforts needed.</li> </ul>
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## B. Section 8

### (1) Eligibility

a. What is the extent of screening conducted by the PHA?

- 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 below)
- Other

b. Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- Yes  No

c. Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- Yes  No

d. Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

- Yes  No

e. Indicate what kinds of information you share with prospective landlords?

- Criminal or drug-related activity
- Other (describe below)

➤ Any information required by regulations.

### (2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged?

- 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?

PHA main administrative office

Other:

- ***Continuing Registration may be made by telephone at:  
1-213-252-6199 or 1-800-555-4501***
- ***Via the HACLA web site: [www.hacla.org](http://www.hacla.org)***

### **3) Search Time**

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

If yes, state circumstances below:

- ***In 2002 the initial voucher period was extended to 90 days with the ability to have 30-day increments for a total of 180 days.***

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

a. Income targeting

1. 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?  Yes  No

b. Preferences

1. Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application)  Yes  No

2. Which of the following admission preferences does the PHA plan to employ in the coming year?

#### **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: Local Preferences**

- Working families (at least 32 hours/week) and those unable to work because of age or disability (head of household and spouse or sole member)
- Working families (at least 20 hrs/week but less than 32 hrs/week and those enrolled in educational, training, or upward mobility programs.
- Veterans and veterans' families**
- Residents who live and/or work in the jurisdiction

- Households that contribute to income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s):
  - **The Housing Authority has established a local preference for persons eligible for certain targeted Section 8 Programs who are referred by agencies and organizations selected by a competitive process and approved by the Housing Authority Board of Commissioners, and for families referred to Section 8 due to special circumstances, as described in the Section 8 Administrative Plan.**

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

**Former Federal Preferences**

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

**Other: Local Preferences**

- N/A Working families (at least 32 hours/week) and those unable to work because of age or disability (head of household and spouse or sole member)
- N/A Working families (at least 20 hrs/week but less than 32 hrs/week and those enrolled in educational, training, or upward mobility programs.
- 2 Date and Time**
- 3 Veterans and veterans’ families**
- N/A Residents who live and/or work in the jurisdiction
- N/A Households that contribute to income goals (broad range of incomes)
- N/A Households that contribute to meeting income requirements (targeting)
- N/A Those previously enrolled in educational, training, or upward mobility programs
- N/A Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)**

- **The Housing Authority has established a local preference for persons eligible for certain targeted Section 8 Programs who are referred by agencies and organizations selected by a competitive process and approved by the Housing Authority Board of Commissioners, and for families referred to Section 8 due to special circumstances, as described in the Section 8 Administrative Plan.**

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

- Date and time of application
- Drawing (lottery) or other random choice technique; see below.
  - **In October 1998 the Housing Authority received 155,000 registrations for people wanting to apply for Section 8 assistance. These registrations were placed into blocks of 10,000 by a lottery. These registration blocks are then re-ordered by the date and time in which a prospective participant returns his or her actual Section 8 application. Those who registered after October 1998 are assigned a registration number based upon the time and date they register.**

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction”

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

6. Relationship of preferences to income targeting requirements:

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

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

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other

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

- Through published notices

- Other:
- **Outreaching;**
  - **Marketing;**
  - **Networking;**
  - **Selecting non-profit and community-based organizations through open and competitive request-for-proposal processes;**
  - **Selected agencies refer participants to the Housing Authority.**

#### 4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

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

###### **(1) Income Based Rent Policies**

a. Use of discretionary policies:

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent?

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

2. Has the PHA adopted any discretionary minimum rent hardship exemption policies?  Yes  No/**Minimum Rent = \$0**

3. If yes to question 2, list these policies below: **N/A**

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

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

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

**Ceiling Rents – will convert to Flat Rents in 2003**

- **One bedroom - \$337**
- **Two bedrooms - \$397**
- **Three bedrooms - \$496**
- **Four bedrooms - \$556**
- **Five bedrooms - \$639**

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other:
  - **Deductions and exclusions mandated by QHWRA are reflected in changes to the Admissions and Continued Occupancy Policy;**
  - **Specific rent provisions for JOBS PLUS sites: William Mead and Imperial Courts.**

e. Ceiling rents

- Yes, for all developments
- Yes, but only for some developments (all developments except scattered and senior sites)
- No
  - **Beginning January 1, 2003, families currently on ceiling rent will be offered the choice of flat rent or income based rent.**

1. For which kinds of developments are ceiling rents in place?

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

2. Select the space/spaces that best describe how you arrive at ceiling rents

- 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:
  - **Pursuant to HUD formula in effect in 1993**

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?

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other:
  - **If the resident's rent was decreased between income reexaminations;**
  - **Head of household adds a spouse or co-resident.**

g. 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?  **Yes**  **No**

**(2) Flat Rents**

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability?

- 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):
  - **The HACLA instituted ceiling rents in 1993. Currently there area 1202 families at ceiling rent. If the HACLA were to set flat rents to the HUD FMR's (which are lower than actual comparable rents for unit size in the area) only 149 families would continue to qualify for the flat rent.**
  - To continue to encourage self-sufficiency, in 2003, the HACLA will retain the current HUD approved levels at the large family**

developments. The utility allowance currently provided these families will be eliminated, as per the HUD regulations.

After additional study and tenant education, the HACLA will begin to raise the flat rent to such a level that it continues to provide support for self-sufficiency efforts.

Any changes to flat rents after 2003 will be included in future Agency Plan resident outreach and RAB discussions.

- The HACLA will not institute flat rents for senior sites in 2003.
- The HACLA will not institute flat rents for scattered sites in 2003, but intends to do additional study and include scattered sites in the flat rent program in 2004.

## B. Section 8 Tenant-Based Assistance

### (1) Payment Standards

a. What is the PHA's payment standard?

- At or above 90% but below 100% of FMR
- 100% of FMR - for most areas (see below)
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)  
**As approved by HUD, the HACLA currently sets its Voucher Payment Standard at 110% of the 50<sup>th</sup> percentile of the FMR for all areas of its jurisdiction.**

**The HACLA is has applied for additional exception rents, which it will implement upon HUD approval.**

b. If payment standard is lower than FMR, why has PHA selected this level?

- 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: N/A

c. If payment standard is higher than FMR, why has PHA chosen this level?

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy?

- Annually  
 Other

➤ **Payment adequacy is monitored routinely; at a minimum payment standards are adjusted annually after FMR publication**

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?

- Success rates of assisted families  
 Rent burdens of assisted families  
 Other :

➤ **Expanding opportunities outside of areas containing high concentrations of poverty and minorities.**

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent?

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

e. Has the PHA adopted any discretionary minimum-rent hardship exemption policies?  Yes  No **Minimum rent = \$0**

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

The Housing Authority of the City of Los Angeles is a high-performing Housing Authority and is not required to submit this section. However, the Housing Authority Manual of Policy and Procedure is available as a supporting document to this Plan.

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

The Housing Authority of the City of Los Angeles is a high-performing Housing Authority and is not required to submit this section.

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

### **A. Capital Fund Activities**

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

The Capital Fund Program Annual Statement is an attachment to this Plan.

➤ Funding for the Capital Fund Program is subject to Federal Budget appropriations. Reductions in appropriations may result in reduced or eliminated work items

-or-

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

➤ **Attachment 7-1/File Names: ca004b01, ca004c01**

➤ **Attachment 7-2/File Names : ca004d01, ca004e01, ca004f01, ca004g01, ca004h01**

➤ **Attachment 7-3/File Names: ca004i04, ca004j01, ca004k01, ca004l01**

### **(2) Optional 5-Year Action Plan**

a. Is the PHA providing an optional 5-Year Action Plan for the Capital Fund?

Yes  No (if no, skip to sub-component 7B)

b. If yes to question a, select one:

Capital Fund Program 5-Yr Action Plan is an attachment to this Plan.

-or-

The Capital Fund Program 5-Year Action Plan is provided below.

### **(3) Statement of Additional Usage of Capital Funds**

The Housing Authority of the City of Los Angeles reserves its right to exercise, to the fullest extent authorized by law, the rights granted to a public housing agency, as more particularly enumerated under Section 13 of the Housing Act of 1937, as amended, to transfer up to 20% of available Fiscal Year 2003 Capital Funds to Operating Fund accounts.

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

a) Has the PHA received a HOPE VI revitalization grant?  Yes  No

b) Status of HOPE VI revitalization grants

1. Development name: **Aliso Village**

**Pico Gardens/Aliso Extension**

2. Development (project) number: **CA16-P004-005**

**CA16-P004-002/014**

3. Status of grants:

Revitalization Plan under development

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

c) Does PHA plan to apply for HOPE VI Revitalization grant in the Plan year?

Yes  No; If yes, list development name/s: **Dana Strand**

➤ If Dana Strand is funded in 2003, the Housing Authority is considering the following sites for application in 2004 (sites appear in order of priority):

Cal 413 Nickerson Gardens

Cal 409 Avalon Gardens

Cal 404 Rancho San Pedro

Cal 421 Mar Vista Gardens

Cal 407 Estrada Courts

➤ Additional sites will likely be added to the above list, subject to the results of an extensive physical needs assessment. Any large public housing development may be a candidate for revitalization.

d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

Yes  No; If yes, list developments: **Aliso Village**

➤ The Housing Authority will begin to explore opportunities for entering into debt-leverage financing arrangement with private partners to redevelop, revitalize, or remodel selected properties. Debt-leveraging activity will be in accordance with HUD regulations.

e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  Yes  No; If yes, list developments or activities below:

➤ The HUD local office has approved the Authority's proposal to build approximately 89 units as part of the mixed-finance redevelopment of Dana Strand Village. These units will be combined with low-income housing tax credit units and will comprise the first phase of a larger redevelopment of Dana Strand. The funds for those 89 public housing units are from Public Housing Development (PHDEV) grant No. CA16P004-225 in the amount of \$8,193,224; Replacement Housing Factor (RHF) Grant No. CA16P004-709-99 in the amount of \$487,287; RHF grant No. CA16R004-501-99 in the amount of \$1,025,042; RHF grant No. CA16R004-501-00 in the amount of \$1,236,088; RHF grant No. CA16R004-501-01 in the amount of \$2,292,715; RHF grant No. CA16R004501-02 in the amount of \$2,717,676. The total of RHF grants is

\$5,041,132. The total of all funds available from PHDEV and RHF is \$15,952,032.

- Up to 20% of the Capital Fund allocation may be transferred to the operating fund to be used to service debt associated with the modernization of public housing units in the Authority's inventory, the construction of new units or acquisition and rehabilitation of existing units, including mixed-finance development, or other eligible uses. The Authority reserves its rights under existing laws and regulations and proposed laws and regulations that would allow the Authority to leverage private capital for modernization and/or redevelopment purposes.
- While the current Capital Fund needs of the Housing Authority are approximately \$350 million, each year the Housing Authority must prioritize outstanding needs with the limited funds provided. The Housing Authority has prepared the attached Capital Fund reports with the uncertainty of the federal government's long-term commitment to such endeavors. For the work items identified to be adequately addressed, the funding level for the Capital Fund program must be funded without the continued decreases and set-asides applied in the federal budgeting process.

## **8) Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

1. 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?

Yes  No; If "No", skip to component 9; if "yes", complete below).

1. Activity Description: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table?

Yes  No

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Pico-Aliso</b>
1b. Development (project) number: <b>CA16-P004-002 (and 014)</b>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> - Demolition (8/29/96); Partial Disposition (8/15/2000) Submitted, pending approval <input checked="" type="checkbox"/> Disposition for 39 sale units Planned application <input type="checkbox"/>
4. Date application approved/submitted/ <b>planned for submission: (06/30/01)</b>
5. Number of units affected: <b>577</b>
6. Coverage of action <input checked="" type="checkbox"/> Part of the development - Disposition <input checked="" type="checkbox"/> Total development - Demolition
7. Timeline for activity: a. Actual or projected start date of activity: <b>05/01/95</b> b. Projected end date of activity: <b>1/1/04</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Aliso Village</b>
1b. Development (project) number: <b>CA16-P004-005</b>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> - Demolition; Disposition Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> - Disposition
4. Date application <b>approved/submitted/planned for submission:</b> <b>2/24/99 - Demolition approved</b> <b>6/8/01 – Disposition - submitted</b>
5. Number of units affected: <b>685</b>
6. Coverage of action <input checked="" type="checkbox"/> Part of the development - Disposition <input checked="" type="checkbox"/> Total development - Demolition
7. Timeline for activity: a. <b>Actual</b> or projected start date of activity: <b>02/15/99</b> b. <b>Actual</b> end date of activity: <b>12/30/00</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Dana Strand Village</b>
1b. Development (project) number: <b>CA16-P004-024</b>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> - Demolition Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved/submitted/planned for submission: <b>3/12/02 – Demolition approved</b> <b>3/31/03 – Disposition submission</b>
5. Number of units affected: <b>384</b>
6. Coverage of action <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development – Demolition & Disposition
7. Timeline for activity: a. Actual or projected start date of activity: <b>03/29/02</b> b. Projected end date of activity: <b>02/28/04</b>

**9. Designation of Public Housing - For Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities)**

[24 CFR Part 903.7 9 (i)]

The Housing Authority of the City of Los Angeles is a high-performing Housing Authority and is not required to submit this section.

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

[24 CFR Part 903.7 9 (j)]

a. How many of the PHA's developments are subject to the Required Initial Assessments?

**There are thirteen (13) large family developments and forty-four (44) scattered sites.**

**The HACLA submitted to the local HUD office its initial assessment in October 2001 as per federal regulations.**

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

**There are six (6) senior/disabled sites which are exempt.**

**There are three (3) general family development sites which are exempt:**

- **Pico Gardens/Aliso Extension and Aliso Village are HOPE VI sites**
- **Dana Strand Village has been approved for demolition and relocation.**

c. How many Assessments were conducted for the PHA's covered developments?

**There were fourteen (14) initial assessments (for budgeting purposes, scattered sites are in two groups, and two family developments were budgeted together).**

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

**The HACLA will continue to review the topic, the status of costs, and housing availability during the 2004 Agency Plan process.**

e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

**N/A**

### **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

The Housing Authority of the City of Los Angeles is a high-performing Housing Authority and is not required to submit this section. However, information describing existing House Authority Homeownership programs is available as a supporting document for this Plan.

### **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

The Housing Authority of the City of Los Angeles is a high-performing Housing Authority and is not required to submit this section.

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

[24 CFR Part 903.7 9 (m)]

#### **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:

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments

- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents?

- 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 & removal of graffiti
- Resident reporting
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected?

**Primarily Impacted:**

- Pico Aliso
- Jordan Downs
- Nickerson Gardens
- Imperial Courts

**Extensively Impacted:**

- Estrada Courts
- Ramona Gardens
- William Mead
- Pueblo Del Rio
- San Fernando Gardens
- Rose Hill Courts
- Avalon Gardens
- Hacienda Village
- Dana Strand
- Rancho San Pedro
- Mar Vista Gardens

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

1. List crime prevention activities PHA has undertaken/plans to undertake:

- Contracting with outside and/or resident organizations for the provision of crime and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other:
  - **Community-based policing with officers/teams of officers permanently assigned to developments;**
  - **Crime prevention programs focusing on spousal abuse, child abuse, hate crimes, personal safety and home security;**

- **Cooperation with the LAPD operations and activities;**
- **The Housing Authority has continued to identify and explore opportunities, resources, and alternative funding sources to support public safety efforts due to the lack of fiscal support for such activities on the part of the federal government.**

2. Which developments are most affected?

**Primarily Impacted:**

- Pico Aliso
- Jordan Downs
- Nickerson Gardens
- Imperial Courts

**Extensively Impacted:**

- Estrada Courts
- Ramona Gardens
- William Mead
- Pueblo Del Rio
- San Fernando Gardens
- Rose Hill Courts
- Avalon Gardens
- Hacienda Village
- Dana Strand
- Rancho San Pedro
- Mar Vista Gardens

**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:

- 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:
  - **Truancy Program**
  - **Safe Neighborhoods**
  - **Dog Sweeps**

2. Which developments are most affected?

- **All Developments**

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

1. Is the PHA eligible to participate in the PHDEP for the fiscal year covered by this PHA Plan?  Yes  No  **N/A**

2. Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?

Yes  No  **N/A**

3. The PHDEP Plan is attached to this PHA Plan?  Yes  No  **N/A**

➤ **If Congress reauthorizes the PHDEP, the HACLA will submit an application and consult the use of any available with its Resident Advisory Board.**

#### **14. Pet Policy**

[24 CFR Part 903.7 9 (n)]

The Housing Authority allows residents to own common household birds and/or fish. The ownership of dogs and cats is restricted to seniors and the disabled as pursuant to Federal and State guidelines and the HACLA policy. The HACLA pet policy was developed with the input of residents and the Resident Advisory Board.

#### **15. Civil Rights Certification**

[24 CFR Part 903.7 9 (o)]

The Civil rights certification is bundled with the PHA Plan Certification of Compliance with the PHA Plans/Related Regulations and will be submitted to the Los Angeles area office of HUD.

#### **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. 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))?  Yes  No
2. Was the most recent fiscal audit submitted to HUD?  Yes  No
3. Were there any findings as the result of that audit?  Yes  No
4. If there were findings, do any remain unresolved?  Yes  No
5. Have responses to any unresolved findings been submitted to HUD? If not, when are they due?  Yes  No  **N/A**

#### **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

The Housing Authority of the City of Los Angeles is a high-performing Housing Authority and is not required to submit this section.

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

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

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

- Attached  
 Provided below  
 Not Yet Applicable

➤ **Attachment 18-1/File Name ca004m01**

3. In what manner did the PHA address those comments?

- Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
 Other:  
 Not Yet Applicable

**The Housing Authority develops its Agency Plan in consultation with Section 8 participants, public housing residents, and public housing duly elected leaders. In support of this process, the Housing Authority held 7 regional Section 8 meetings and 22 public housing site meetings prior to the development of the initial Draft Plan. Upon publication of the Draft Agency Plan and pursuant to Federal Regulations, the Housing Authority began the 45-day formal public comment period.**

**Members of the Section 8 and Public Housing Resident Advisory Boards receive copies of the Draft Agency Plan, both in English and Spanish. Additional copies of the Draft are made available for review at the Housing Authority's Application Center, site management offices, and Section 8 offices.**

**After the 45-day comment period, the Housing Authority held a public hearing to receive final comment on Wednesday August 21, 2002. Seventy-four public housing residents, Section 8 participants, and members of the public attended the public hearing. The final version of the 2003 Agency Plan is also subject to approval from the Housing Authority's Board of Commissioners, providing an additional forum for public comment.**

**Comments received during all stages of the planning process and the responses to those comments are included into the final version of this Plan as a required attachment.**

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

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

2. Was the resident who serves on the PHA Board elected by the residents?  Yes  No  N/A (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 w/ PHA & requested place on ballot
- Other: N/A

b. Eligible candidates:

- 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: N/A

c. Eligible voters:

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other: N/A

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

1. Consolidated Plan jurisdiction: **City of Los Angeles**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.

Other: (list below)

**Certification of Consistency with the City of Los Angeles Consolidated Plan has been obtained and will be submitted to the U.S. Dept of Housing and Urban Development with the Final FY 2003 Agency Plan.**

➤ **Attachment 18-2 (hard copy only)**

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

The following additional information required by HUD is attached.

1. HUD Required Statements:
  - A. Membership of the Resident Advisory Board
    - **Attachment 18-3/File Name ca004n01**
  - B. Resident Membership on the PHA Governing Board
    - **Attachment 18-4/File Name ca004o01**
  - C. Progress in Meeting the 5-Year Plan Missions and Goals
    - **Attachment 18-5/File Name ca004p01**
  - D. Section 8 Homeownership Capacity Statement
    - **Attachment 18-6/File Name ca004q01**
2. Definition of Substantial Deviation from Agency Plan
  - **Attachment 18-7/File Name ca004r01**
3. Intention to Project Base Section 8 Vouchers Statement
  - **Attachment 18-8/File Name ca004s01**
4. Resident Satisfaction Survey Follow-Up
  - **Attachment 18-9 (hard copy only)**
5. Grant Certifications
  - A. PHA Plan Certification of Compliance with PHA Plans and Related Regulations
    - **Attachment 18-10 (hard copy only)**
  - B. Certification of Drug Free Workplace
    - **Attachment 18-11 (hard copy only)**
  - C. Certification of Payment to Influence Federal Transaction
    - **Attachment 18-12 (hard copy only)**

## **Attachments**

Attachments are submitted using the following index:

<b>Attachment Hard Copy Number</b>	<b>Contents</b>	<b>Electronic File Copy Name</b>
<b>3-1</b>	Admission Policy for Deconcentration	<b>ca004a01</b>
<b>7-1</b>	Capital Fund Program 2003 Annual Statement and Five Year Plan	<b>ca004b01 ca004c01</b>
<b>7-2</b>	Capital Fund Program Performance/Evaluation Reports 1999, 2000, 2001, 2002	<b>ca004d01 ca004e01 ca004f01 ca004g01 ca004h01</b>
<b>7-3</b>	Capital Fund Program Replacement Housing Factor	<b>ca004i01 ca004j01 ca004k01 ca004l01</b>
<b>18-1</b>	Comments and Response to Comments	<b>ca004m01</b>
<b>18-2</b>	Certification of Consistency with the Consolidated Plan	<b>Hard Copy Only</b>
<b>18-3</b>	Membership on the Resident Advisory Board	<b>ca004n01</b>
<b>18-4</b>	Resident Membership on the PHA Governing Board	<b>ca004o01</b>
<b>18-5</b>	Progress in Meeting the 5-Year Plan Missions and Goals	<b>ca004p01</b>
<b>18-6</b>	Section 8 Homeownership Capacity Statement	<b>ca004q01</b>
<b>18-7</b>	Significant Changes to the Agency Plan	<b>ca004r01</b>
<b>18-8</b>	Intention to Project Base Vouchers Statement	<b>ca004s01</b>
<b>18-9</b>	PHAS Resident Survey Follow-Up	<b>Hard Copy Only</b>
<b>18-10</b>	PHA Plan Certification Compliance with PHA Plans and Regulations	<b>Hard Copy Only</b>
<b>18-11</b>	Certification of a Drug Free Workplace	<b>Hard Copy Only</b>
<b>18-12</b>	Certification of Payments to Influence Federal Transaction	<b>Hard Copy Only</b>

## **Admissions Policy for De-concentration**

The following document was taken from the Housing Authority's Admissions and Continued Occupancy Policy Handbook.

### **J. Deconcentration Policy**

1. Prior to the beginning of each fiscal year, the Housing Authority will analyze the incomes of families residing in each of the developments, the income levels of the census tracts in which the developments are located, and the income levels of families on the waiting list.
2. Based on this analysis, the Housing Authority will determine the level of marketing strategies and deconcentration incentives to implement.
3. The Housing Authority will affirmatively market its housing to all eligible income groups. Applicants will not be steered to a particular site based solely on the family's income.
4. The deconcentration policy, and any incentives adopted in the future, will be applied in a consistent and non-discriminatory manner.
5. **Fiscal Year 2001 Analysis**
  - a. The Housing Authority does not have any higher income family developments. *None* of the family developments have average incomes above the extremely low-income level.
  - b. All the family developments are in census tracts where the poverty level exceeds 30%.
  - c. More than 81% of the Housing Authority's waiting list is made up of Extremely Low-Income households, and more than 16% are classified as Very Low Income. Only approximately 2% of the families on the Housing Authority's waiting list are classified as Low Income.
  - d. The Housing Authority will use the strategy outlined below until HUD issues a Final Rule on Deconcentration; such rule is currently pending.
6. **Fiscal Year 2001 Strategy**
  - a. The Housing Authority will continue the employment self-sufficiency efforts for residents living in public housing to increase the incomes of these families. Self-sufficiency programs include the Family Investment Center, Computer Learning Centers, Community Service Centers, Resident Service Centers, JOBS PLUS, resident owned businesses, after school tutoring programs, Kumbaya, Welfare-to-Work, and units off the rent roll for a variety of service providers.
  - b. The Housing Authority will utilize local preferences and income targeting to admit families whose incomes exceed 30% of the City's median income.

## 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 OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P00450103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
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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-CFP Funds				
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	2,083,483	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	2,083,483	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	760,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	809,000	0	0	0
10	1460 Dwelling Structures	12,582,953	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	1,000,000	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	1,500,000	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	15,913	0	0	0
20	Amount of Annual Grant: (sum of lines 1-19)	<b><u>20,834,832</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>
	Amount of line 20 Related to LBP Activities	475,000	0	0	0
	Amount of line 20 Related to Sect. 504 compliance	380,000	0	0	0
	Amount of line 20 Related to Security –Soft Costs	690,000	0	0	0
	Amount of Line 20 related to Security-- Hard Costs	158,402	0	0	0
	Amount of line 20 Related to Energy Conservation Measures	475,000	0	0	0
	Collateralization Expenses or Debt Service	0	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 OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
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	Obligated	Expended	
<b>CAL 4-06</b>	<b>Non-Routine Maintenance</b>			<b>2,900,000</b>				
<b>William Mead</b>	Replace windows, including vandal resistant screens.	1460	415 units	2,900,000				Work to be performed by Kumbaya Construction under Force Account.
<b>CAL 4-08</b>	<b>Comprehensive Modernization</b>			<b>960,000</b>				
<b>Rose Hill Courts</b>	Site Work	1450	24 Units	105,000				Work item added to plan as an
	Metalwork/Carpentry	1460	24 Units	115,200				Emergency item to address serious
	Insulation and Roofing	1460	24 Units	38,400				Structural defects caused by termites
	Doors & Windows	1460	24 Units	115,200				Dry rot and water damage. Work is
	Lath & Plaster and Stucco	1460	24 Units	52,138				So extensive that it amounts to a
	Ceramic Tile	1460	24 Units	38,400				Comprehensive modernization.
	Resilient Flooring	1460	24 Units	38,400				Work will be performed by
	Painting	1460	24 Units	48,000				Kumbaya under Force Account.
	Range Hoods/Kitchen Cabinetry	1460	24 Units	66,207				
	Plumbing & Heating	1460	24 Units	165,517				
	Electrical	1460	24 Units	177,538				
<b>CAL 4-13</b>	<b>Non-Routine Maintenance</b>			<b>1,301,953</b>				
<b>Nickerson Gardens</b>	Bathroom upgrades/repairs	1460	To Be Determined	801,953				Work to be performed by Kumbaya Construction under Force Account.
	Re-roof 15 Buildings	1460	15 Bldgs	500,000				

# 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 OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
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	Obligated	Expended	
<b>CAL 4-15</b>	<b>Comprehensive Modernization</b>			<b>2,000,000</b>				Work to be performed by Kumbaya
<b>Pueblo Del</b>	Site Work	1450	23 units	220,000				Construction under Force Account
<b>Rio Ext.</b>	Metalwork/Carpentry	1460	23 units	240,000				Last phase of Comp Mod work
	Insulation and Roofing	1460	23 units	80,000				
	Doors & Widows	1460	23 units	240,000				
	Lath & Plaster and Stucco	1460	23 units	108,621				
	Ceramic Tile	1460	23 units	80,000				
	Resilient Flooring	1460	23 units	80,000				
	Painting	1460	23 units	100,000				
	Range Hoods/Kitchen Cabinetry	1460	23 units	137,931				
	Plumbing & Heating	1460	23 units	344,828				
	Electrical	1460	23 units	368,620				
<b>CAL 4-20</b>	<b>Comprehensive Modernization</b>			<b>1,000,000</b>				Work to be performed by Kumbaya
<b>Estrada Courts</b>	Site Work	1450	20 units	110,000				Construction under Force Account. Last Phase of Comp Mod work.
<b>Extension</b>	Metalwork/Carpentry	1460	20 units	120,000				
	Insulation and Roofing	1460	20 units	40,000				
	Doors & Widows	1460	20 units	120,000				
	Lath & Plaster and Stucco	1460	20 units	54,310				
	Ceramic Tile	1460	20 units	40,000				
	Resilient Flooring	1460	20 units	40,000				
	Painting	1460	20 units	50,000				
	Range Hoods/Kitchen Cabinetry	1460	20 units	68,966				
	Plumbing & Heating	1460	20 units	172,414				
	Electrical	1460	20 units	184,310				

# 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 OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
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	Obligated	Expended	
<b>CAL 4-21</b>	<b>Non-Routine Maintenance</b>			<b>1,420,000</b>				
<b>Mar Vista Gardens</b>	Replace windows, including vandal resistant screens – Install Security Screen Doors	1460	200 Units	1,420,000				Work to be performed by Kumbaya Construction under Force Account
<b>CAL 4-22</b>	<b>Comprehensive Modernization</b>			<b>3,400,000</b>				Work to be performed by Kumbaya Construction under Force Account
<b>San Fernando Gardens</b>	Site Work	1450	48 units	374,000				Work to be performed by Kumbaya Construction under Force Account
	Metalwork/Carpentry	1460	48 units	408,000				
	Insulation and Roofing	1460	48 units	136,000				
	Doors and Windows	1460	48 units	408,000				
	Lath & Plaster and Stucco	1460	48 units	184,655				
	Ceramic Tile	1460	48 units	136,000				
	Resilient Flooring	1460	48 units	136,000				
	Painting	1460	48 units	170,000				
	Range Hoods/Kitchen Cabinetry	1460	48 units	234,483				
	Plumbing & Heating	1460	48 units	586,207				
	Electrical	1460	48 units	626,655				
	Roof Replacement	1460	20 Bldgs	<b>410,000</b>				Work to be performed by outside Contractor

# 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 OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450103 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
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	Obligated	Expended	
<b>CAL-4XX</b>	PHA-Wide Construction Items							
	<b>Authority Wide Administrative Costs</b>	<b>1410</b>		<b>1,291,759</b>				
	Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Budget Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)							
	Allocation of Direct Costs for the following support/Admin. Depts.. (Based on time-allocation study):	1410						
	Executive General Services Planning Finance/budget Human Resources MIS							
<b>CAL-4XX</b>	<b>B. Fringe Benefits</b>	1410		<b>500,000</b>				

# 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 OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
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	Obligated	Expended	
<b>CAL-4XX</b>	<b>C. Other Eligible Admin.</b>	1410		<b>291,724</b>				
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							
<b>CAL-4XX</b>	<b>Authority Wide A/E Fund</b>	1430.1		460,000				
<b>CAL-4XX</b>	<b>Authority Wide CFP Planning Costs</b>	1430.19		50,000				
<b>CAL-4XX</b>	<b>Authority Wide Inspection Costs</b>	1430.7		250,000				
<b>CAL-4XX</b>	<b>Authority Wide Relocation Fund</b>	1495.1		1,500,000				
<b>CAL-4XX</b>	<b>Authority Wide Contingency</b>	1502		15,913				
<b>CAL-4XX</b>	<b>Authority Wide Dwelling and Non-dwelling Equipment Costs</b>			<b>1,000,000</b>				
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.	1475.2		1,000,000				
<b>CAL-4XX</b>	<b>Authority Wide – Management Improvements</b>	<b>1408</b>		<b>2,083,483</b>				
	<b>a. Resident Relations Dept. –</b> Coordination of services, programs, admin & operations. Provides administrative services	1408		612,267				

# 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 OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
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	Obligated	Expended	
	including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.							
	<b>b. Resident Patrol</b> Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		116,717				
	<b>c. Resident Leadership Training</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident	1408		294,277				
	organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections							
	<b>d. Resident Community Liaison</b> Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		129,224				
	<b>e. Senior Activities</b> Coordinates multi-cultural social, inter-generation, health related, and	1408		43,370				

# 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 OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
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	Obligated	Expended	
	educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist Senior clubs with fundraising, organization and event planning.							
	<b>f. Youth Sports</b> Encourages youth participating in vocational, educational, recreational and cultural programs available to youth. Coordinates transportation for events. Develop Housing Authority sports leagues and tournaments. Design and implement programs to deter youth gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth Councils including fundraising and event planning.	1408		174,721				
	<b>g. Resident Advisory BD (RAB)</b>	1408						
	1. RAB Secretary			16,674				
	2. Overhead: Training/Travel/Other			33,348				
	<b>h. Funding for Resident Newspaper</b>	1408		125,055				
	<b>i. Employee Training – Career &amp; Professional Development</b> to increase capacity to manage & to sustain long-term viability of mod.							

**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 OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
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	Obligated	Expended	
	work & to address identified mgmt. Needs							
	1. Housing Authority-wide employee training (related to conventional housing program)			292,681				
	2. Safety Training			49,667				
	3. Training for HAPD			41,685				
	4. Training for Mod.			9,230				
	<b>j. Resident Training for Sect. 3 Opportunities</b>	1408		144,567				
	Grand Fund Total			<b><u>20,834,832</u></b>				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program No: CA16P00450103 Replacement Housing Factor No:					Federal FY of Grant: <b>2003</b>	
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		
CAL 4-06 William Mead Homes	30-Jun-04			30-Jun-05				
CAL 4-08 Rose Hill Courts	30-Jun-04			30-Jun-05				
CAL 4-13 Nickerson Gardens	30-Jun-04			30-Jun-05				
CAL 4-15 Pueblo Extension	30-Jun-04			30-Jun-05				
CAL 4-20 Estrada Courts Ext.	30-Jun-04			30-Jun-05				
CAL 4-21 Mar Vista Gardens	30-Jun-04			31-Dec-05				
CAL 4-22 San Fernando Gardens	30-Jun-04			31-Dec-05				

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name Housing Authority of the City of Los Angeles		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
A. Development Number/Name/HA-Wide	Year 1 FFY 2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
Please Note: Funding for the capital Fund Program is subject to Federal Budget appropriations. Reductions in appropriations may result in reduced or eliminated work items					
4-01 Ramona Gardens		0	0	0	3,950,000
4-03 Pueblo Del Rio	Annual Statement	3,300,000	3,300,000	3,369,849	3,600,000
4-04 Rancho San Pedro		0	0	220,000	200,000
4-06 William Mead		0	0	0	0
4-07 Estrada Courts		0	0	0	3,300,000
4-08 Rose Hill		1,440,000	1,350,000	1,100,000	0
4-09 Avalon Gardens		0	300,000	456,000	0
4-10 Hacienda Village		0	725,000	525,000	0
-continued-					
B. Physical Improvements Subtotal		13,625,000	12,887,100	12,226,467	12,240,000
C. Management Improvements		2,083,483	2,083,483	2,083,483	2,083,483
D. PHA-wide Non-dwelling Structures and Equipment		1,000,000	1,000,000	1,000,000	1,000,000
E. Administration		2,083,483	2,083,483	2,083,483	2,083,483
F. Other		2,042,866	2,780,766	3,441,399	3,427,866
G. Operations		0	0	0	0
H. Demolition		0	0	0	0
I. Replacement Reserves		0	0	0	0
J. Mod Used for Development		0	0	0	0
K. Total Non-CGP Funds		0	0	0	0
M. Grant Total		20,834,832	20,834,832	20,834,832	20,834,832

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name Housing Authority of the City of Los Angeles						<input checked="" type="checkbox"/> Original 5-Year Plan
						<input type="checkbox"/> Revision No:
A. Development Number/Name/HA-Wide	Year 1 FFY 2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY:	Work Statement for Year 3 FFY Grant: 2005 PHA FY:	Work Statement for Year 4 FFY Grant: 2006 PHA FY:	Work Statement for Year 5 FFY Grant: 2007 PHA FY:	
Please Note: Funding for the capital Fund Program is subject to Federal Budget appropriations. Reductions in appropriations may result in reduced or eliminated work items.						
4-13 Nickerson Gardens		849,000	0	0	0	0
4-15 Pueblo del Rio Extension		0	0	0	0	200,000
4-16 Jordan Downs		675,000	475,000	1,150,000	310,000	
4-17 Rancho San Pedro Ext.		0	0	0	200,000	
4-19 Imperial Courts		0	200,000	750,000	280,000	
4-20 Estrada Courts Extension		0	0	0	0	
4-21 Mar Vista Gardens		1,420,000	1,427,100	0	200,000	
4-22 San Fernando Gardens		4,810,000	5,110,000	4,655,618	0	
4-xx Scattered Sites		1,131,000	500,000	0	0	
4-xx Senior Sites		0	1,000,000	0	0	

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

Activities for Year 1	Activities for Year 2 FFY 2004 PHA FY: 2004			Activities for Year 3 FFY 2005 PHA FY: 2005		
FFY: 2003	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
				<b>CAL 4-03 Pueblo Del Rio</b>		
				<b>Comprehensive Mod.– Phase II</b>		<b>3,300,000</b>
	<b>CAL 4-03 Pueblo Del Rio</b>			Site Work	50 units	363,000
	<b>Comprehensive Mod.– Phase 1</b>		<b>3,300,000</b>	Metalwork/Carpentry	50 units	396,000
	Site Work	50 units	363,000	Insulation and Roofing	50 units	132,000
	Metalwork/Carpentry	50 units	396,000	Doors & Windows	50 units	396,000
	Insulation and Roofing	50 units	132,000	Lath & Plaster and Stucco	50 units	179,224
	Doors & Windows	50 units	396,000	Ceramic Tile	50 units	132,000
	Lath & Plaster and Stucco	50 units	179,224	Resilient Flooring	50 units	132,000
	Ceramic Tile	50 units	132,000	Painting	50 units	165,000
	Resilient Flooring	50 units	132,000	Range Hoods/Kitchen cabinetry	50 units	227,586
	Painting	50 units	165,000	Plumbing & Heating	50 units	568,966
	Range Hoods / Kitchen Cabinetry	50 units	227,586	Electrical	50 units	608,224
	Plumbing & Heating	50 units	568,966			
	Electrical	50 units	608,224	<b>CAL 4-08 Rose Hill</b>		
				<b>Comprehensive Modernization</b>		
	<b>CAL 4-08 Rose Hill Courts</b>			See schedule of values for FY 2004	30 units	<b>1,200,000</b>
	<b>Comprehensive Modernization</b>		1,440,000	<b>Roof Replacement</b>	5 Bldgs	<b>150,000</b>
	Site Work	36 units	158,400			
	Metalwork/Carpentry	36 units	172,800			
	Insulation and Roofing	36 units	57,600	<b>CAL 4-09 Avalon Gardens</b>		
	Doors & Windows	36 units	172,800	<b>Roof Replacement</b>	25 Bldgs	<b>300,000</b>
	Lath & Plaster and Stucco	36 units	78,207			
	Ceramic Tile	36 units	57,600	<b>CAL 4-10 Hacienda Village</b>		
	Resilient Flooring	36 units	57,600	Roof Replacement	36 Bldgs	<b>525,000</b>
	Painting	36 units	72,000	Remodel Community/Mgmt. Bldg	1 Bldg	<b>200,000</b>
	Range Hoods / Kitchen Cabinetry	36 units	99,310			
	Plumbing & Heating	36 units	248,276	<b>CAL 4-16 Jordan Downs</b>		
	Electrical	36 units	265,407	Roof Replacement	15 Bldgs.	<b>475,000</b>

## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year 2 FFY 2004 PHA FY: 2004			Activities for Year 3 FFY 2005 PHA FY: 2005		
FFY: 2003	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
				<b>CAL 4-19 Imperial Courts</b>		
	<b>CAL 4-13 Nickerson Gardens</b>			<b>Remodel Mgmt/Maint. Bldg.</b>	1 Bldg.	<b>200,000</b>
	Roof Replacement	26 Bldgs.	<b>849,000</b>			
				<b>CAL 4-21 Mar Vista Gardens Phase 3</b>		
	<b>CAL 4-16 Jordan Downs</b>			<b>Replace windows – including vandal</b>	201 units	<b>1,427,100</b>
	Roof Replacement	15 Bldgs	<b>475,000</b>	<b>Resistant screens; install security</b>		
	<b>Remodel Management/Maint. Bldg</b>	1 Bldg.	<b>200,000</b>	<b>Screen doors</b>		
	<b>CAL 4-21 Mar Vista Gardens Phase 2</b>			<b>CAL 4-22 San Fernando</b>		
	<b>Replace windows – including vandal</b>	200 units	<b>1,420,000</b>	<b>Comprehensive Mod.–Phase VI</b>		<b>4,500,000</b>
	<b>Resistant screens; install security</b>			Site Work	63 units	495,000
	<b>Screen doors</b>			Metalwork/Carpentry	63 units	540,000
				Insulation and Roofing	63 units	180,000
	<b>CAL 4-22 San Fernando</b>			Doors & Windows	63 units	540,000
	<b>Comprehensive Mod. – Phase V</b>		<b>4,400,000</b>	Lath & Plaster and Stucco	63 units	244,397
	Site Work	62 units	495,000	Ceramic Tile	63 units	180,000
	Metalwork/Carpentry	62 units	550,000	Resilient Flooring	63 units	180,000
	Insulation & Roofing	62 units	155,000	Painting	63 units	225,000
	Doors & Windows	62 units	550,000	Range Hoods / Kitchen Cabinetry	63 units	310,345
	Lath & Plaster and Stucco	62 units	275,000	Plumbing & Heating	63 units	775,562
	Ceramic Tile	62 units	155,000	Electrical	63 units	829,397
	Resilient Flooring	62 units	155,000	<b>Re-roofing</b>	20 Bldgs.	<b>410,000</b>
	Painting	62 units	190,000	<b>Remodel Mgmt/Maint. Bldg</b>	1 Bldg.	<b>200,000</b>
	Range Hoods/Kitchen Cabinetry	62 units	350,000			
	Plumbing & Heating	62 units	800,000			
	Electrical	62 units	725,000			
	<b>Re-roofing</b>	20 Bldgs.	<b>410,000</b>			
	<b>Subtotal of Estimated Cost</b>		<b>13,625,000</b>	<b>Subtotal of Estimated Cost</b>		<b>12,887,100</b>

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

Activities for Year 1	Activities for Year 4 FFY 2006 PHA FY: 2006			Activities for Year 5 FFY 2007 PHA FY: 2007		
FFY: 2003	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>CAL 4-03 Pueblo del Rio</b>			<b>CAL 4-01 Ramona Gardens</b>		
	<b>Comprehensive Mod. – Phase III</b>		<b>3,369,849</b>	<b>Comprehensive Mod. – Phase I</b>		<b>3,750,000</b>
	Site Work	51 units	370,683	Site Work	50 units	425,000
	Metalwork/Carpentry	51 units	404,382	Metalwork/Carpentry	50 units	465,000
	Insulation and Roofing	51 units	134,794	Insulation and Roofing	50 units	135,000
	Doors & Windows	51 units	404,382	Doors & Windows	50 units	465,000
	Lath & Plaster and Stucco	51 units	183,018	Lath & Plaster and Stucco	50 units	235,000
	Ceramic Tile	51 units	134,794	Ceramic Tile	50 units	135,000
	Resilient Flooring	51 units	134,794	Resilient Flooring	50 units	135,000
	Painting	51 units	168,492	Painting	50 units	165,000
	Range Hoods / Kitchen Cabinetry	51 units	232,403	Range Hoods / Kitchen Cabinetry	50 units	300,000
	Plumbing & Heating	51 units	581,008	Plumbing & Heating	50 units	670,000
	Electrical	51 units	621,098	Electrical	50 units	620,000
				Roof Replacement	10 Bldgs	<b>200,000</b>
	<b>CAL 4-04 Rancho San Pedro</b>					
	<b>Roof Replacement</b>	10 Bldgs	<b>220,000</b>	<b>CAL 4-03 Pueblo Del Rio</b>		
				<b>Comprehensive Mod. – Phase IV</b>		<b>3,400,000</b>
	<b>CAL 4-08 Rose Hill</b>			Site Work	51 units	381,249
	Roof Replacement	10 Bldgs.	<b>300,000</b>	Metalwork/Carpentry	51 units	423,000
	Multipurpose Community Center	1 Bldg.	<b>800,000</b>	Insulation and Roofing	51 units	118,000
				Doors & Windows	51 units	423,000
	<b>CAL 4-09 Avalon Gardens</b>			Lath & Plaster and Stucco	51 units	209,000
	Roof Replacement	38 Bldgs.	<b>456,000</b>	Ceramic Tile	51 units	117,300
				Resilient Flooring	51 units	117,300
	<b>CAL 4-10 Hacienda Village</b>			Painting	51 units	143,000
	Roof Replacement	36 Bldgs.	<b>525,000</b>	Range Hoods / Kitchen Cabinetry	51 units	270,000
				Plumbing & Heating	51 units	612,000
				Electrical	51 units	556,000
				Roof Replacement	10 Bldgs	<b>200,000</b>

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

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

Activities for Year 1	Activities for Year 4 FFY 2006 PHA FY: 2006			Activities for Year 5 FFY 2007 PHA FY: 2007		
FFY: 2003	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>CAL 4-16 Jordan Downs</b>			<b>CAL 4-04 Rancho San Pedro</b>		
	Replace Entry Canopies	350 units	<b>1,000,000</b>	Re-roofing	10 Bldgs.	<b>200,000</b>
	Landscaping & sprinklers		<b>150,000</b>			
	<b>CAL 4-19 Imperial Courts</b>			<b>CAL 4-07 Estrada Courts</b>		
	Re-roofing	20 Bldgs.	<b>600,000</b>	<b>Comprehensive Mod. – Phase 1</b>		3,300,000
	Landscaping & sprinklers	As needed	<b>150,000</b>	Site work	47 units	370,000
				Metalwork/Carpentry	47 units	415,000
	<b>CAL 4-22 San Fernando Gardens</b>			Insulation & Roofing	47 units	115,000
	<b>Comprehensive Mod. – Phase 7</b>		<b>4,655,618</b>	Doors & Windows	47 units	415,000
	Site Work	66 units	512,228	Lath & Plaster and Stucco	47 units	205,000
	Metalwork/Carpentry	66 units	558,794	Ceramic Tile	47 units	115,000
	Insulation and Roofing	66 units	186,265	Resilient Flooring	47 units	115,000
	Doors & Windows	66 units	558,794	Painting	47 units	140,000
	Lath & Plaster and Stucco	66 units	252,903	Range Hoods / Kitchen Cabinetry	47 units	265,000
	Ceramic Tile	66 units	186,265	Plumbing & Heating	47 units	600,000
	Resilient Flooring	66 units	186,265	Electrical	47 units	545,000
	Painting	66 units	232,831	Roof Replacement	7 Bldgs.	<b>150,000</b>
	Range Hoods / Kitchen Cabinetry	66 units	321,146			
	Plumbing & Heating	66 units	802,865	<b>CAL 4-15 Pueblo Del Rio Extension</b>		
	Electrical	66 units	858,263	Roof Replacement	10 Bldgs	<b>200,000</b>
				<b>CAL 4-16 Jordan Downs</b>		
				Roof Replacement	10 Bldgs	<b>310,000</b>
				<b>CAL 4-17 Rancho San Pedro Ext.</b>		
				Roof Replacement	10 Bldgs	<b>200,000</b>



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

Activities for Year 1	Activities for Year 2 FFY 2004 PHA FY: 2004			Activities for Year 3 FFY 2005 PHA FY: 2005		
FFY: 2003	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>a. Resident Relations Dept. – Coordinator of services &amp; programs, admin. &amp; operations</b> Provides admin. services including coordination & drafting of grant applications, grant management, contract development & monitoring, fin. Management, special projects, & acts as Board of Commissioners liaison	1408	612,267	<b>a. Resident Relations Dept. – Coordinator of services &amp; programs, admin. &amp; operations</b> Provides administrative services including coordination and drafting of grant applications, grant management, contract development and monitoring, fin. Management, special projects, and acts as Board of Commissioners liaison	1408	612,267
	<b>b. Resident Patrol</b> Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408	116,717	<b>b. Resident Patrol</b> conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408	116,717
	<b>c. Resident Leadership Training</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the Resident Policy adopted by the Board of Commissioners, conducts resident elections.	1408	294,277	<b>c. Resident Leadership Training</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the Resident Policy adopted by the Board of Commissioners, conducts resident elections.	1408	294,277

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

Activities for Year 1	Activities for Year 2 FFY 2004 PHA FY: 2004			Activities for Year 3 FFY 2005 PHA FY: 2005		
FFY: 2003	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>d. Resident Community Liaison</b> Provides a formal vehicle for dialogue, consulting, planning, organizing, and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director, and management staff.	1408	129,224	<b>d. Resident Community Liaison</b> Provides a formal vehicle for dialogue, consulting, planning, organizing, and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director, and management staff.	1408	129,224
	<b>e. Senior Activities</b> Coordinates multi-cultural, social, inter-generation, health-related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist senior clubs with event planning, fundraising, organization.	1408	43,370	<b>e. Senior Activities</b> Coordinates multi-cultural, social, inter-generation, health-related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist senior clubs with event planning, fundraising, and organization.	1408	43,370
	<b>f. Youth Sports</b> Encourages youth participation in vocational, educational, cultural & recreational programs available to youth. Coordinates transportation for events. Develop HACLA sports leagues and tournaments. Design and implement programs to deter youth from gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth councils including fundraising and event planning.	1408	174,721	<b>f. Youth Sports</b> Encourages youth participation in vocational, educational, cultural & recreational programs available to youth. Coordinates transportation for events. Develop HACLA sports leagues and tournaments. Design and implement programs to deter youth from gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth councils including fundraising and event planning.	1408	174,721



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

Activities for Year 1	Activities for Year 4 FFY 2006 PHA FY: 2006			Activities for Year 5 FFY 2007 PHA FY: 2007		
FFY: 2003	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>a. Resident Relations Dept. – Coordinator of services &amp; programs, admin. &amp; operations</b> Provides admin. services including coordination & drafting of grant applications, grant management, contract development & monitoring, fin. Management, special projects, & acts as Board of Commissioners liaison	1408	612,267	<b>a. Resident Relations Dept. – Coordinator of services &amp; programs, admin. &amp; operations</b> Provides admin. services including coordination & drafting of grant applications, grant management, contract development & monitoring, fin. Management, special projects, & acts as Board of Commissioners liaison	1408	612,267
	<b>b. Resident Patrol</b> Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408	116,717	<b>b. Resident Patrol</b> Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408	116,717
	<b>c. Resident Leadership Training</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the Resident Policy adopted by the Board of Commissioners, conducts resident elections.	1408	294,277	<b>c. Resident Leadership Training</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the Resident Policy adopted by the Board of Commissioners, conducts resident elections.	1408	294,277

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

Activities for Year 1	Activities for Year 4 FFY 2006 PHA FY: 2006			Activities for Year 5 FFY 2007 PHA FY: 2007		
FFY: 2003	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>d. Resident Community Liaison</b> Provides a formal vehicle for dialogue, consulting, planning, organizing, and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director, and management staff.	1408	129,224	<b>d. Resident Community Liaison</b> Provides a formal vehicle for dialogue, consulting, planning, organizing, and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director, and management staff.	1408	129,224
	<b>e. Senior Activities</b> Coordinates multi-cultural, social, inter-generation, health-related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist senior clubs with event planning, fundraising, and organization.	1408	43,370	<b>e. Senior Activities</b> Coordinates multi-cultural, social, inter-generation, health-related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist senior clubs with event planning, fundraising, and organization.	1408	43,370
	<b>f. Youth Sports</b> Encourages youth participation in vocational, educational, cultural & recreational programs available to youth. Coordinates transportation for events. Develop HACLA sports leagues and tournaments. Design and implement programs to deter youth from gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth councils including fundraising and event planning.	1408	174,721	<b>f. Youth Sports</b> Encourages youth participation in vocational, educational, cultural & recreational programs available to youth. Coordinates transportation for events. Develop HACLA sports leagues and tournaments. Design and implement programs to deter youth from gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth councils including fundraising and event planning.	1408	174,721



**Annual Statement/Performance and Evaluation Report U.S. Department of Housing  
Comprehensive Grant Program (CGP) Part I: Summary and Urban Development**

OMB Approval No 2577-0157 (Exp. 3/31/2002)

Office of Public and Indian Housing

<b>HA Name</b>	<b>Comprehensive Grant Number</b>	<b>FFY of Grant Approval</b>
Housing Authority of the City of Los Angeles	CA16R004-501-03	2003

Original Annual Statement    Reserve for Disasters/Emergencies   |    Revised Annual Statement/Revision Number  
 Performance and Evaluation Report for Period Ending \_\_\_\_\_    Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	<b>Total Non-CGP Funds</b>	0	0	0	0
2	<b>1406 Operations (May not exceed 10% of line 19)</b>	0	0	0	0
3	<b>1408 Management Improvements</b>	0	0	0	0
4	<b>1410 Administration</b>	0	0	0	0
5	<b>1411 Audit</b>	0	0	0	0
6	<b>1415 Liquidated Damages</b>	0	0	0	0
7	<b>1430 Fees and Costs</b>	0	0	0	0
8	<b>1440 Site Acquisition</b>	0	0	0	0
9	<b>1450 Site Improvement</b>	0	0	0	0
10	<b>1460 Dwelling Structures</b>	0	0	0	0
11	<b>1465.1 Dwelling Equipment-Nonexpendable</b>	0	0	0	0
12	<b>1470 Nondwelling Structures</b>	0	0	0	0
13	<b>1475 Nondwelling Equipment</b>	0	0	0	0
14	<b>1485 Demolition</b>	0	0	0	0
15	<b>1490 Replacement Reserve</b>	2,717,676	0	0	0
16	<b>1492 Moving to Work Demonstration</b>	0	0	0	0
17	<b>1495.1 Relocation Costs</b>	0	0	0	0
18	<b>1498 Mod Used for Development</b>	0	0	0	0
19	<b>1502 Contingency (may not exceed 8% of line 16)</b>	0	0	0	0
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	2,717,676	0	0	0
21	<b>Amount of line 20 Related to LBP Activities</b>	0	0	0	0
22	<b>Amount of line 20 Related to Section 504 Compliance</b>	0	0	0	0
23	<b>Amount of line 19 Related to Security</b>	0	0	0	0
24	<b>Amount of line 20 Related to Energy Conservation Measures</b>	0	0	0	0

**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

**U.S. Department of Housing  
and Urban Development**

CA16R004-501-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-Wide	<p><b>Replacement Reserve</b> Funds from Replacement Housing Factor for FFY 2003 will be used in conjunction with Public Housing Development funds and RHF funds from previous years for the redevelopment of Dana Strand Village into a mixed-finance development. A revised proposal for Dana Strand will be provided within the next 60 days of approval of ACC amendment.</p>	1490		2,717,676				

**Annual Statement/Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) Part III Implementation Schedule**

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

CA16R004-501-03

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide Pending revised proposal for Dana Strand Redevelopment	<b>31-May-03</b> Date conforms to proposed redevelopment of Dana Strand			<b>31-Mar-05</b> Date conforms to proposed redevelopment of Dana Strand			

**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP) Part I: Summary**

**U.S. Department of Housing  
and Urban Development**

OMB Approval No 2577-0157 (Exp. 3/31/2002)

Office of Public and Indian Housing

<b>HA Name</b> Housing Authority of the City of Los Angeles	<b>Comprehensive Grant Number</b> CA16P00450102	<b>FFY of Grant Approval</b> 2002
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Original Annual Statement    Reserve for Disasters/Emergencies    Revised  
Annual Statement/Revision Number \_\_\_\_\_  
 Performance and Evaluation Report for Period Ending \_\_\_\_\_    Final  
Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost (2)	
		Original	Revised (1)		Expended	
1	Total Non-CGP Funds		0	0		0
2	1406 Operations (May not exceed 10% of line 19)	0	0	0		0
3	1408 Management Improvements	2,083,483	0	0		0
4	1410 Administration	2,083,483	0	0		0
5	1411 Audit	0	0	0		0
6	1415 Liquidated Damages	0	0	0		0
7	1430 Fees and Costs	800,000	0	0		0
8	1440 Site Acquisition	0	0	0		0
9	1450 Site Improvement	1,271,000	0	0		0
10	1460 Dwelling Structures	9,985,000	0	0		0
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0		0
12	1470 Nondwelling Structures	0	0	0		0
13	1475 Nondwelling Equipment	1,000,000	0	0		0
14	1485 Demolition	0	0	0		0
15	1490 Replacement Reserve	0	0	0		0
16	1492 Moving to Work Demonstration		0	0		0
17	1495.1 Relocation Costs	1,945,079	0	0		0
18	1498 Mod Used for Development		0	0		0
19	1502 Contingency (may not exceed 8% of line 16)	1,666,787	0	0		0
20	Amount of Annual Grant (Sum of lines 2-19)	20,834,832	0	0		0
21	Amount of line 20 Related to LBP Activities	1,000,000	0	0		0
22	Amount of line 20 Related to Section 504 Compliance	380,000	0	0		0
23	Amount of line 19 Related to Security	1,828,600	0	0		0
24	Amount of line 20 Related to Energy Conservation Measures	0	0	0		0

<b>Signature of Executive Director</b> X Donald J. Smith, Executive Director	<b>Date (mm/dd/yy)</b>	<b>Signature of Public Housing Director</b> X	<b>Date (mm/dd/yy)</b>
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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

**U.S. Department of Housing  
and Urban Development**

OMB Approval No. 2577-0157 (Exp. 7/31/98)

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4-06 William Mead	Replace windows and install vandal resistant window screens	1460	16 Bldgs.	0				Item eliminated due to reduced formula funding. Work will be funded in later CFP grants
CAL 4-15 Pueblo del Rio Ext.	<b>Comprehensive Modernization</b> Site Work	1450	45 units	4,000,000	450,000			Work to be performed by Kumbaya construction under Force Account (FA)
	Water & Sewer Distribution	1460	45 units	430,000				
	Concrete/Masonry/Metalwork	1460	45 units	220,000				
	Carpentry/Insulation & Roofing	1460	45 units	530,000				
	Doors and Windows	1460	45 units	490,000				
	Interior Finishes	1460	45 units	1,130,000				
	Plumbing	1460	45 units	370,000				
	Electrical	1460	45 units	380,000				
CAL 4-20 Estrada Courts Ext.	<b>Comprehensive Modernization</b> Site Work	1450	50 units	2,900,000	319,000			Work to be performed by Kumbaya construction under Force Account (FA)
	Metalwork/Carpentry	1460	50 units	348,000				
	Insulation and Roofing	1460	50 units	116,000				
	Doors & Windows	1460	50 units	348,000				
	Lath & Plaster and Stucco	1460	50 units	203,000				
	Ceramic Tile	1460	50 units	116,000				
	Resilient Flooring	1460	50 units	116,000				
	Painting	1460	50 units	145,000				
	Range Hoods/Kitchen Cabinetry	1460	50 units	200,000				

**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

**U.S. Department of Housing  
and Urban Development**

OMB Approval No. 2577-0157 (Exp. 7/31/98)

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Plumbing & Heating	1460	50 units	500,000				
	Electrical	1460	50 units	489,000				
<b>CAL 4-22</b>	<b>Comprehensive Modernization</b>			<b>4,356,000</b>				Work to be performed by Kumbaya construction under Force Account (FA)
San	Site Work	1450	66 units	502,000				
Fernando	Metalwork/Carpentry	1460	66 units	487,000				
Gardens	Insulation and Roofing	1460	66 units	170,000				
	Doors and Windows	1460	66 units	502,000				
	Lath & Plaster and Stucco	1460	66 units	300,000				
	Ceramic Tile	1460	66 units	150,000				
	Resilient Flooring	1460	66 units	165,000				
	Painting	1460	66 units	200,000				
	Range Hoods/Kitchen Cabinetry	1460	66 units	350,000				
	Plumbing & Heating	1460	66 units	780,000				
	Electrical	1460	66 units	750,000				

**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

**U.S. Department of Housing  
and Urban Development**

OMB Approval No. 2577-0157 (Exp. 7/31/98)

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	<p><b>Authority Wide Administrative Costs</b>                      Mod. Director                      Asst. Director Const.                      Asst. Director Plan/Sup.                      Project Manager (9)                      Administrative Analyst                      Environmental Coord.                      Contract Admin.                      Res. Dev. Program Coord.                      Data Program Analyst                      Admin. Assistant (3)                      Secretary (1)                      Management Clerk (5)</p> <p><b>Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study):</b></p> Executive General Services Planning Finance/Budget Human Resources MIS <p><b>B. Fringe Benefits</b></p> <p><b>C. Other Eligible Admin.</b></p>	1410		1,291,759				
		1410						
		1410		500,036				
		1410		291,688				

**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

**U.S. Department of Housing  
and Urban Development**

OMB Approval No. 2577-0157 (Exp. 7/31/98)

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							
CAL-4XX	<b>Authority Wide</b> Planning for Crime Prevention through Environmental Design (CPTED) approaches. Initial sites: Nickerson Gardens, Imperial Cts, Jordan Downs, Independent Sq. Additional planning for Comp Mod sites, scattered sites, senior sites, plan review.	1430.2		<b>100,000</b>				
CAL-4XX	<b>Authority Wide A/E Fund</b>	1430.1		<b>400,000</b>				
CAL-4XX	<b>Authority Wide CGP Planning Costs</b>	1430.19		<b>50,000</b>				
CAL-4XX	<b>Authority Wide Inspection Costs</b>	1430.7		<b>250,000</b>				
CAL-4XX	<b>Authority Wide Relocation Fund</b>	1495.1		<b>1,945,079</b>				
CAL-4XX	<b>Authority Wide Contingency</b>	1502		<b>1,666,787</b>				
CAL-4XX	<b>Authority Wide Dwelling and Nondwelling Equipment Costs</b> Stoves, playground equipment,			<b>1,000,000</b>				

**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

**U.S. Department of Housing  
and Urban Development**

OMB Approval No. 2577-0157 (Exp. 7/31/98)

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	computer learning centers, maintenance vehicles and construction equipment	1475.2		1,000,000				
CAL-4XX	<b>Authority Wide - Management Improvements</b> <b>a. Resident Relations Dept. -</b> Coordination of services, programs admin & operations. Provides administrative services including coordination & drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.  <b>b. Resident Patrol</b> Conducts a voluntary resident safety program providing residents with training & work experience in the safety industry  <b>c. Resident Leadership Training</b> <b>Strives to strengthen leadership skills of resident governing bodies in HACLA Developments. Provides centralized leadership training to 18 resident groups. Assists in overseeing resident policy adopted by the Board of Commissioners, conducts</b>	<b>1408</b> 1408 1408		<b>2,083,483</b> 612,267 116,717 294,277				

**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

**U.S. Department of Housing  
and Urban Development**

OMB Approval No. 2577-0157 (Exp. 7/31/98)

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<b>resident elections.</b>							
	<p><b>d. Resident Community Liaison</b> Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.</p> <p><b>e. Senior Activities</b> Coordinates multi-cultural social, inter-generational, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs at developments. Assists with fund raising and event planning.</p> <p><b>f. Youth Sports</b> Encourages youth participation in vocational, educational, recreational &amp; cultural programs available to youth. Coordinates transportation</p>	1408		129,224				
		1408		43,370				
		1408		174,721				

**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

**U.S. Department of Housing  
and Urban Development**

OMB Approval No. 2577-0157 (Exp. 7/31/98)

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	for events. Develops HACLA sports leagues & tournaments. Design and implementation of programs to deter youth from gangs & drugs. Promote youth involvement in positive activities. (Cont'd)							
	<b>Youth Sports - Continued Coordinates efforts of resident Youth Councils including fundraising and event planning.</b>							
	<b>g. HARAC</b>	1408						
	1. HARAC Secretary			16,674				
	2. Overhead: Training/Travel/Other			33,348				
	<b>h. Funding for Resident Newspaper</b>	1408		125,055				
	<b>i. Employee Training - Career &amp; Professional Development to Increase capacity to manage &amp; to sustain long-term viability of mod. work &amp; to address identified mgmt. Needs</b>	1408						
	1. Housing Authority-wide employee training (related to conventional housing program)			292,681				
	2. Safety Training			49,667				

**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

**U.S. Department of Housing  
and Urban Development**

OMB Approval No. 2577-0157 (Exp. 7/31/98)

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	3. Training for HAPD			41,685				
	4. Training for Mod.			9,230				
	j. Resident Training for Sect. 3 Opportunities	1408		144,567				
	<b>Grand Fund Total</b>			<b>20,834,832</b>				

**Annual Statement/Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) Part III Implementation Schedule**

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

FFY 2002 CFP - CA16P004-501-02

Development  Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4-15 Pueblo Extension	31-Dec-03			30-Jun-05			
CAL 4-20 Estrada Courts Ext.	31-Dec-03			30-Jun-05			
CAL 4-22 San Fernando Gardens	31-Dec-03			30-Jun-05			

# 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 OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P00471099 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 1999
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Original Annual Statement  
 Reserve for Disasters/ Emergencies  
 Revised Annual Statement (Revision no: \_\_\_)  
 Performance and Evaluation Report for Period Ending: 6/30/02  
 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	0			
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	402,134	1,479,945	1,479,945	1,479,945
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	2,579,974	2,660,269	2,660,269	2,250,746
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	1,485,888	2,111,381	2,111,381	2,008,203
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	3,587,383	3,464,448	3,464,448	3,463,326
10	1460 Dwelling Structures	14,627,796	15,344,420	15,344,420	13,684,788
11	1465.1 Dwelling Equipment—Nonexpendable	297,858	0	0	0
12	1470 Non-dwelling Structures	75,723	537	537	537
13	1475 Non-dwelling Equipment	611,627	273,506	273,506	273,506
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	2,934,310	1,268,187	1,268,187	1,268,187
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 1-19)	<b>26,602,693</b>	<b>26,602,693</b>	<b>26,602,693</b>	<b>25,407,881</b>
	Amount of line 20 Related to LBP Activities	243,000	243,000	243,000	197,000
	Amount of line 20 Related to Sect. 504 compliance	676,000	200,000	200,000	50,000
	Amount of line 20 Related to Security –Soft Costs	0	243,263	243,263	243,263
	Amount of Line 20 Related to Security-- Hard Costs	569,319	2,485,193	2,485,193	2,485,193
	Amount of line 20 Related to Energy Conservation Measures	600,000	669,813	669,813	669,813
	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**

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00471099 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>		
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	Obligated	Expended	
<b>CAL 4-01</b>	<b>Emergency</b>							
<b>Ramona Gardens</b>	Replace pressure & release valves	1460		85,359	85,359	85,359	85,359	Completed by Kumbaya under force account (FA)
	<b>Non-Routine Maintenance</b>							
	Playground refurbishment	1450	1	452	452	452	452	Completed by Kumbaya under force account (FA)
<b>CAL 4-03</b>	<b>Other Work Items</b>							
<b>Pueblo Del Rio</b>	Playground refurbishment	1450	1	1,710	1,710	1,710	1,710	Completed by Kumbaya under force account (FA)
	<b>Emergency</b>							
	Showers	1460	100%	295,037	301,310	301,310	301,310	Completed by Kumbaya under force account (FA)
	<b>Non-Routine Maintenance</b>							
	Bullet Resistant Lights	1460		15,375	15,375	15,375	15,375	Completed by Kumbaya under force account (FA)
<b>CAL 4-04</b>	<b>Non-Routine Maintenance</b>							
<b>Rancho San Pedro</b>	Concrete Work	1450		89,473	89,811	89,811	89,811	Completed by Kumbaya (FA)
	Playground refurbishment	1450		3,753	3,698	3,698	3,698	Completed by Kumbaya under force account (FA)
	Install Windows/Bars Security Screens	1460		0	1,301,667	1,301,667	835,272	Added under full fungibility. Work in progress (WIP) by Kumbaya (FA).
	Install crawl holes	1460	22 Bldgs.	26,649	32,203	32,203	32,203	Completed by Kumbaya (FA)
<b>CAL 4-06</b>	<b>Non-Routine Maintenance</b>							
<b>William Mead</b>	Replace Security Doors	1460	300	120,895	0	0	0	Moved under full fungibility to Fund 153.
	Repaint Security Doors	1460		792	1,325	1,325	1,325	Added via 2001 operating budget. Completed by Kumbaya under

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				Original	Revised	Obligated	Expended	
								force account (FA)
<b>CAL 4-06</b>	<b>Emergency</b>							
<b>William Mead</b>	Remediation of contaminated soil	1450		2,102,731	1,476,372	1,476,372	1,476,372	Work completed - contract 1445
<b>(Cont.)</b>	Remediation of contaminated soil	1430		0	750,935	750,935	750,935	Treatment & disposal of contaminated soil by consultant under contract. Added under full fungibility.
<b>CAL 4-07</b>	<b>Non-Routine Maintenance</b>							
<b>Estrada Courts</b>	Playground Refurbishment	1450	1	1,959	1,959	1,959	1,959	Completed by Kumbaya (FA)
	Refinish flooring	1460	25 units	19,416	19,416	19,416	19,416	Completed by Kumbaya (FA)
	Replace air conditioner	1460	3 units	2,943	3,029	3,029	3,029	Completed by Kumbaya (FA)
<b>CAL 4-08</b>	<b>Non-Routine Maintenance</b>							
<b>Rose Hills</b>	Refinish Flooring	1460		14,984	14,984	14,984	14,984	Completed by Kumbaya (FA)
<b>CAL 4-09</b>	<b>Non-Routine Maintenance</b>							
<b>Avalon Gardens</b>	Replace windows, install window bars, replace doors, install security screen doors.	1460	100%	350,000	0	0	0	Moved under full fungibility to Fund 711.
	Electrical Upgrade	1460	100%	0	1,026,989	1,026,989	1,026,989	Added under full fungibility. Completed by Kumbaya (FA)
	Playground refurbishment	1450		0	770	770	770	Added via 2002 operating budget. Completed - by Kumbaya (FA)

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				Original	Revised	Obligated	Expended	
<b>CAL 4-10</b>	<b>Emergency</b>							
Hacienda Village	Mildew abatement, soil.	1460		100,000	0	0	0	Moved under full fungibility to Fund 711.
<b>CAL 4-13</b>	<b>Emergency</b>							
<b>Nickerson Gardens</b>	Bathroom repairs/upgrades for water & possible structural damages	1460	As needed	575,170	584,718	584,718	584,718	Completed by Kumbaya (FA).
	<b>Non-Routine Maintenance</b>							
	Re-roofing 25 buildings	1460	25	740,000	121,126	121,126	121,126	Complete by outside contractor
	Playground Refurbishment	1450	1	2,801	5,316	5,316	5,316	Completed by Kumbaya under force account (FA)
	Replace Roll Up Doors	1460	3	6,381	4,485	4,485	4,485	Completed by Kumbaya under force account (FA)
	Bullet Resistant Lights	1460		81,310	81,310	81,310	81,310	Completed by Kumbaya under force account (FA)
<b>CAL 4-15</b>	<b>Comp. Mod – Phase III</b>			<b>3,829,151</b>	<b>3,489,936</b>	<b>3,489,936</b>	<b>3,489,936</b>	Completed by Kumbaya (FA)
<b>Pueblo del Rio</b>	General Conditions	1460	45 units	419,464	382,305	382,305	382,305	
	Site Work	1450	45 units	303,666	276,705	276,705	276,705	
	Water & Sewer Distribution	1450	45 units	126,039	114,877	114,877	114,877	
	Concrete/Masonry/Metalwork	1460	45 units	194,144	176,945	176,945	176,945	
	Carpentry/Insulation & Roofing	1460	45 units	20,977	19,119	19,119	19,119	
	Doors & Windows	1460	45 units	622,780	567,609	567,609	567,609	
	Interior Finishes	1460	45 units	645,929	588,708	588,708	588,708	
	Plumbing	1460	45 units	394,127	359,212	359,212	359,212	
	Electrical	1460	45 units	329,072	299,920	299,920	299,920	
	Range Hoods/Specialties	1460	45 units	34,226	31,994	31,994	31,994	
	Wood & Plastic	1460	45 units	403,992	368,203	368,203	368,203	
	Cabinetry	1460	45 units	334,735	305,082	305,082	305,082	
	Playground Refurbishment	1450		121	348	348	348	Completed by Kumbaya (FA)

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				Original	Revised	Obligated	Expended	
<b>CAL 4-16</b>	<b>Non-Routine Maintenance</b>							
<b>Jordan Downs</b>	Replace chain link fence	1450		24,041	24,041	24,041	24,041	Completed by Kumbaya (FA)
	Install auto roll gates	1450		3,573	3,573	3,573	3,573	Completed by Kumbaya (FA)
	Playground Maintenance	1450		0	3,300	3,300	3,300	Added via 2002 operating budget. Completed by Kumbaya (FA)
	Comprehensive Modernization of buildings 34 & 94 (16 units total). Taken out of contract 1400	1460	16	1,729,095	1,425,755	1,425,755	1,425,755	Completed by Kumbaya (FA)
<b>CAL 4-17</b>	<b>Rancho Ext.</b>							
	Replace windows, install bars & security screen doors	1460	100%	700,000	0	0	0	Moved under full fungibility to Fund 713
<b>CAL 4-19</b>	<b>Non-Routine Maintenance</b>							
<b>Imperial Courts</b>	Concrete wall 290 feet	1460	290'	33,914	33,914	33,914	33,914	Completed by Kumbaya (FA)
	Office building remodel	1470		37,500	0	0	0	Moved under full fungibility.
<b>CAL 4-20</b>	<b>Comp. Mod.</b>			<b>3,317,621</b>	<b>3,194,672</b>	<b>3,194,672</b>	<b>3,194,672</b>	Completed by Kumbaya (FA)
	General Conditions	1460	50 units	232,502	350,118	350,118	350,118	
	Cabinetry/Casework/Range Hoods	1460	50 units	313,605	305,312	305,312	305,312	
	Concrete/Masonry	1460	50 units	42,379	6,666	6,666	6,666	
	Doors & Windows	1460	50 units	371,338	377,228	377,228	377,228	
	Electrical	1460	50 units	279,700	326,669	326,669	326,669	
	Painting	1460	50 units	549,014	687,818	687,818	687,818	
	Metalwork/Carpentry/Wood/Plastic	1460	50 units	474,366	556,059	556,059	556,059	
	Plumbing & Heating	1460	50 units	617,254	337,862	337,862	337,862	
	Site Work	1450	50 units	343,987	220,766	220,766	220,766	
	Insulation and Roofing	1460	50 units	52,112	26,172	26,172	26,172	
	<b>Other Work Items</b>							
	Asbestos abatement	1450	As needed	88,300	82,543	82,543	82,543	Complete by outside Contractor

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				Original	Revised	Obligated	Expended	
<b>CAL 4-21</b>	<b>Non-Routine Maintenance</b>							
<b>Mar Vista Gardens</b>	Playground refurbishment	1450	1	45,950	45,254	45,254	45,254	Completed by Kumbaya (FA)
	Remove exterior closets	1460		19,333	19,333	19,333	19,333	Completed by Kumbaya (FA)
	Painting multi-purpose center	1460	1 Bldg.	27,187	7,211	7,211	7,211	WIP – Kumbaya (FA)
<b>CAL 4-22</b>	<b>Comp. Mod.</b>			<b>3,326,516</b>	<b>4,867,790</b>	<b>4,867,790</b>	<b>4,867,790</b>	Completed - Kumbaya (FA)
<b>San Fernando</b>	General conditions	1460	56 units	348,254	509,046	509,046	509,046	
	Site work	1450	56 units	336,413	491,738	491,738	491,738	
	Metalwork/carpentry/wood/plastic	1460	56 units	463,922	678,119	678,119	678,119	
	Insulation & roofing	1460	56 units	50,966	74,497	74,497	74,497	
	Doors & windows	1460	56 units	363,162	530,837	530,837	530,837	
	Range hoods / kitchen cabinetry	1460	56 units	222,118	324,672	324,672	324,672	
	Plumbing & heating	1460	56 units	603,671	882,391	882,391	882,391	
	Electrical	1460	56 units	338,886	495,353	495,353	495,353	
	Finishes	1460	56 units	561,366	820,554	820,554	820,554	
	Concrete/Masonry	1460	56 units	41,446	60,852	60,852	60,852	
	<b>Non-Routine Maintenance</b>							
	Bullet resistant lights	1460	21 units	25,736	25,736	25,736	25,736	Completed by Kumbaya (FA)
	<b>Other Work Items</b>							
	Asbestos abatement	1450	56 Units	90,312	17,716	17,716	17,716	Completed by outside contractor
	Upgrade of multi-purpose community center	1460		16,693	669	669	669	Completed by Kumbaya (FA)
	Playground Refurbishment	1450		0	4,660	4,660	4,660	Added via 2002 operating budget. Complete by Kumbaya (FA)
<b>CAL 4-24</b>	<b>Non-Routine Maintenance</b>							
<b>Dana Strand</b>	Playground Refurbishment	1450	1	4,464	3,633	3,633	3,633	Completed by Kumbaya (FA)

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				Original	Revised	Obligated	Expended	
<b>CAL 4-26</b>	<b>Non-Routine Maintenance</b>							
<b>Independent Square</b>	Garbage bag chutes	1460	1 Bldg.	7,000	40,940	40,940	40,940	Completed by Kumbaya (FA)
	Replace staircase & handrails	1460	1 Bldg.	127	127	127	127	Completed - Kumbaya (FA)
	Railing around A/C units	1460	1 Bldg.	2,725	2,724	2,724	2,724	Completed by Kumbaya (FA)
	Dry wall tiled surfaces at lobby	1460	1 Bldg.	2,928	2,928	2,928	2,928	Completed by Kumbaya (FA)
	Floor expansion joints at Social Hall	1460	1 Bldg.	20,000	3,854	3,854	3,854	Completed - Kumbaya (FA)
	Replace lighting in lobby	1460	1 Bldg.	3,469	3,469	3,469	3,469	Completed by Kumbaya (FA)
<b>CAL 4-28 California Apts.</b>	Re-roofing	1460		67,235	6,724	6,724	6,724	Completed by outside contractor. Balance of costs in Fund 711
<b>CAL 4-46</b>	<b>Non-Routine Maintenance</b>							
<b>7541 Simpson</b>	Re-tile Social Hall	1470	1	1,974	1,974	1,974	1,974	Completed by Kumbaya (FA)
<b>HUD-4046</b>	<b>Emergency</b>							
	Hazardous concrete repairs	1460		15,563	17,539	17,539	17,539	Completed by Kumbaya (FA)
	<b>Other Work Items</b>							
	Carpeting	1460		6,832	6,832	6,832	6,832	Completed by outside contractor.
<b>CAL 4-59</b>	<b>Non-Routine Maintenance</b>							
<b>1416 Crenshaw</b>	Carpeting	1460		5,035	2,633	2,633	2,633	Completed by outside contractor.
<b>HUD-4059</b>								
<b>CAL 4-60</b>	<b>Non-Routine Maintenance</b>							
<b>2927 Partridge</b>	Carpeting	1460		14,687	16,805	16,805	16,805	Completed by outside contractor.
<b>HUD-4060</b>	<b>Emergency</b>							
	Concrete Work	1460		2,118	2,118	2,118	2,118	Completed by Kumbaya (FA)

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				Original	Revised	Obligated	Expended	
<b>CAL 4-61</b>	<b>Non-Routine Maintenance</b>							
<b>14753 Delano</b>	Carpeting	1460		6,945	7,350	7,350	7,350	Completed by outside contractor.
<b>HUD-4054</b>								
<b>CAL 4-65</b>	<b>Non-Routine Maintenance</b>							
<b>11818 Vanowen</b>	Carpeting	1460		4,263	3,818	3,818	3,818	Completed by outside contractor.
<b>HUD-0053</b>								
<b>CAL 4-69</b>	<b>Non-Routine Maintenance</b>							
<b>Runnymede</b>	Patio Wood Fence	1450		871	1,337	1,337	1,337	Completed - Kumbaya (FA)
<b>HUD-0469</b>	Brick Wall	1460		6,858	6,858	6,858	6,858	Completed by Kumbaya (FA)
<b>CAL 4-70</b>	<b>Non-Routine Maintenance</b>							
<b>8325 Penfield</b>	Patio Wood Fence	1450		5,963	5,963	5,963	5,963	WIP by Kumbaya (FA)
<b>HUD-4077</b>	Carpeting	1460		6,784	6,784	6,784	6,784	Completed by outside contractor.
	Brick Wall	1460		8,578	9,661	9,661	9,661	Completed by Kumbaya (FA).
<b>CAL 4-73</b>	<b>Non-Routine Maintenance</b>							
<b>6530 Vineland</b>	Carpeting	1460		1,640	1,640	1,640	1,640	Completed by outside contractor.
<b>HUD-4102</b>								
<b>CAL 4-83</b>	<b>Non-Routine Maintenance</b>							
<b>1059 E. 48<sup>th</sup> St</b>	Carpeting	1460		4,165	3,950	3,950	3,950	Completed by outside contractor.
<b>HUD-4139</b>								
<b>CAL 4-84</b>	<b>Non-Routine Maintenance</b>							
<b>215 E. 93<sup>rd</sup> St.</b>	Emergency masonry	1460		0	1,496	1,496	1,496	Emergency Item.
<b>HUD-4141</b>								Added via 2002 operating budget.

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				Original	Revised	Obligated	Expended	
								Completed by Kumbaya (FA)
<b>CAL 4-86</b>	<b>Non-Routine Maintenance</b>							
<b>4331 Honduras</b>	Carpeting	1460		3,638	3,621	3,621	3,621	Completed by outside contractor.
<b>HUD-4143</b>								
<b>CAL 4-90</b>	<b>Non-Routine Maintenance</b>							
<b>1613 E. 41<sup>st</sup> Pl.</b>	Carpeting	1460		2,341	2,733	2,733	2,733	Completed by outside contractor.
<b>HUD-4062</b>								
<b>CAL 4-91</b>	<b>Non-Routine Maintenance</b>							
<b>110 94<sup>th</sup> St.</b>	Carpeting	1460		2,540	1,681	1,681	1,681	Completed by outside contractor.
<b>HUD-4065</b>								
<b>CAL 4-92</b>	<b>Non-Routine Maintenance</b>							
<b>245 E. 102<sup>nd</sup> St</b>	Carpeting	1460		1,049	0	0	0	Reprogrammed
<b>HUD-4068</b>								
<b>CAL 4-94</b>	<b>Emergency</b>							
<b>216 E. 87<sup>th</sup> Pl.</b>	Sidewalk hazard repair	1460		2,913	779	779	779	Completed by Kumbaya (FA)
<b>HUD-4074</b>								
<b>CAL 4-98</b>	<b>Non-Routine Maintenance</b>							
<b>1714 E. 111<sup>th</sup> St</b>	Carpeting	1460		1,393	609	609	609	Completed by Kumbaya (FA)
<b>HUD-4098</b>								
<b>PHA-WIDE</b>	<b>PHA-Wide Construction Items</b>							
	Access Control System	1460		50,000	0	0	0	Reprogrammed.

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				Original	Revised	Obligated	Expended	
<b>CAL-4XX</b>	<b>Authority Wide Administrative Costs</b>	<b>1410</b>		<b>1,633,537</b>	<b>1,670,923</b>	<b>1,670,923</b>	<b>1,336,407</b>	Ongoing
	Mod Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coordinator Contract Admin. Res. Dev. Program Coordinator Data Program Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)							
	Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study):	<b>1410</b>						
	Executive General Services Planning Finance/budget Human Resources MIS							
	<b>B. Fringe Benefits</b>	<b>1410</b>		<b>626,098</b>	<b>590,355</b>	<b>590,355</b>	<b>590,355</b>	Ongoing
	<b>C. Other Eligible Admin.</b>	<b>1410</b>		<b>320,339</b>	<b>398,991</b>	<b>398,991</b>	<b>398,991</b>	Completed
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							
<b>CAL-4XX</b>	<b>Authority Wide A/E Fund</b>	<b>1430.1</b>		<b>103,474</b>	<b>59,264</b>	<b>59,264</b>	<b>59,264</b>	Ongoing

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				Original	Revised	Obligated	Expended	
<b>CAL-4XX</b>	<b>Authority Wide</b>	<b>1430.2</b>		<b>100,000</b>	<b>96,718</b>	<b>96,718</b>	<b>96,718</b>	Ongoing
	Planning for Crime Prevention through Environmental Design (CPTED) approaches. Initial sites: Nickerson Gardens, Imperial Cts, Jordan Downs, Independent Sq. Additional planning for comp Mod sites, scattered sites, senior sites, plan review.							
<b>CAL-4XX</b>	<b>Authority Wide Environmental Consulting Costs</b>	<b>1430.2</b>		<b>1,051,915</b>	<b>519,140</b>	<b>519,140</b>	<b>519,140</b>	Work Complete
<b>CAL-4XX</b>	<b>Authority Wide Inspection Costs</b>	<b>1430.7</b>		<b>230,499</b>	<b>686,946</b>	<b>686,946</b>	<b>582,146</b>	Ongoing
<b>CAL-4XX</b>	<b>Authority Wide Dwelling Equipment</b>							
	Ranges/Stoves/Refrigerators	<b>1465</b>		<b>297,858</b>	<b>0</b>	<b>0</b>	<b>0</b>	Reprogrammed.
<b>CAL-4XX</b>	<b>Authority Wide Playground Refurbishment</b>	<b>1450</b>		<b>10,925</b>	<b>0</b>	<b>0</b>	<b>0</b>	Completed. Costs shown at specific locations
<b>CAL-4XX</b>	<b>Authority Wide Relocation Fund</b>	<b>1495.1</b>		<b>3,029,454</b>	<b>1,268,187</b>	<b>1,268,187</b>	<b>1,268,187</b>	Completed.
<b>CAL-4XX</b>	<b>Authority Wide Contingency</b>	<b>1502</b>		<b>1,387,394</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>CAL-4XX</b>	<b>Authority Wide Dwelling and Non-dwelling Equipment Costs</b>			<b>611,627</b>	<b>273,506</b>	<b>273,506</b>	<b>273,506</b>	
	Trucks and vans	<b>1475</b>		84,479	84,479	84,479	84,479	Completed
	Maintenance Tools	<b>1475</b>		26,648	26,648	26,648	26,648	Completed

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**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00471099 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>		
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	Obligated	Expended	
	Furniture	1475		264,000	1,624	1,624	1,624	Completed
	Office Equipment	1475		110,500	2,374	2,374	2,374	Completed
	75 Motorola Astor Batteries	1475		6,000	0	0	0	Reprogrammed.
	Non-PC Office Equipment	1475		0	8,202	8,202	8,202	Added under full fungibility.
	Four police vehicles	1475		120,000	150,179	150,179	150,179	Completed
<b>CAL-4XX</b>	<b>Authority Wide – Management Improvements</b>	<b>1408</b>		<b>402,134</b>	<b>1,479,945</b>	<b>1,479,945</b>	<b>1,479,945</b>	Completed
<b>MIPs cont.</b>	a. Resident Relations Dept. – Coordination of services, programs, admin & operations Provides administrative services including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		0	129,644	129,644	129,644	Added under full fungibility.
	a-1. Jobs Plus	1408		0	120,555	120,555	120,555	Added under full fungibility.
	b. Resident Patrol	1408		0	84,533	84,533	84,533	Added under full fungibility.
	Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.							
	c. Resident Leadership Training	1408		0	115,581	115,581	115,581	Added under full fungibility.
	Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the							

**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 OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00471099 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>		
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	Obligated	Expended	
	resident policy adopted by the Board of Commissioners, conducts resident elections							
	d. Resident Community Liaison	1408		0	467,860	467,860	467,860	Added under full fungibility.
	Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.							
	e. Senior Activities	1408		0	10,017	10,017	10,017	Added under full fungibility.
<b>MIPs cont.</b>	Coordinates multi-cultural social, inter-generation, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist Senior clubs with fundraising, organization and event planning.							
	f. Youth Sports	1408		0	217,990	217,990	217,990	Added under full fungibility.
	Encourages youth participating in vocational, educational, recreational and cultural programs available to youth. Coordinates transportation for events. Develop Housing Authority sports leagues and tournaments. Design and implement programs to deter youth gang and criminal activity and promote youth involvement in positive activities. Coordinates							

**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 OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00471099 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>		
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	Obligated	Expended	
	efforts of resident Youth Councils including fundraising and event planning.							
	g. Computer Learning Center	1408		0	105,551	105,551	105,551	Added under full fungibility.
	h. Funding for Resident Newspaper	1408		200,000	13,278	13,278	13,278	Completed.
	i. Employee Training – Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs	1408		22,134	19,139	19,139	19,139	Added under full fungibility.
	j. On-line legislative service	1408		45,000	0	0	0	Reprogrammed.
	k. Subscription Fees (CCTV)	1408		55,000	0	0	0	Reprogrammed
	l. Pre-Occupancy Program	1408		60,000	0	0	0	Reprogrammed
	m. Reprint Lease Handbooks	1408		20,000	0	0	0	Reprogrammed
	Grand Fund Total			<b><u>26,602,693</u></b>	<b><u>26,602,693</u></b>	<b><u>26,602,693</u></b>	<b><u>25,407,881</u></b>	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program No: CA16P00471099 Replacement Housing Factor No:					Federal FY of Grant: <b>1999</b>
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	
CAL 4-01 Ramona Gardens	31-Mar-01		30-Jun-00	30-Sep-02		31-Mar-02	
CAL 4-03 Pueblo del Rio	31-Mar-01		30-Jun-00	30-Sep-02		31-Mar-02	
CAL 4-04 Rancho San Pedro	31-Mar-01		30-Jun-00	30-Sep-02			
CAL 4-06 William Mead	31-Mar-01		30-Jun-00	30-Sep-02		31-Mar-02	
CAL 4-07 Estrada Courts	31-Mar-01		30-Jun-00	30-Sep-02		31-Mar-02	
CAL 4-08 Rose Hill Courts	31-Mar-01		30-Jun-00	30-Sep-02		31-Mar-02	
CAL 4-09 Avalon Gardens	31-Mar-01		30-Jun-00	30-Sep-02		31-Mar-02	
CAL 4-13 Nickerson Gardens	31-Mar-01		30-Jun-00	30-Sep-02		31-Mar-02	
CAL 4-15 Pueblo Extension	31-Mar-01		30-Jun-00	30-Sep-02		31-Dec-01	
CAL 4-16 Jordan Downs	31-Mar-01		30-Jun-00	30-Sep-02		31-Dec-01	
CAL 4-19	31-Mar-01		30-Jun-00	30-Sep-02		31-Dec-01	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program No: CA16P00471099 Replacement Housing Factor No:				Federal FY of Grant: <b>1999</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
Imperial Courts							
CAL 4-20 Estrada Courts Ext.	31-Mar-01		30-Jun-00	30-Sep-02		31-Dec-01	
CAL 4-21 Mar Vista Gardens	31-Mar-01		30-Jun-00	30-Sep-02		31-Dec-01	
CAL 4-22 San Fernando Gardens	31-Mar-01		30-Jun-00	30-Sep-02		31-Mar-02	
CAL 4-24 Dana Strand	31-Mar-01		30-Jun-00	30-Sep-02		31-Dec-01	
CAL 4-26 Independent Square	31-Mar-01		30-Jun-00	30-Sep-02		31-Mar-02	
CAL 4-28 California Apartments	31-Mar-01		31-Mar-01	31-Mar-01		31-Dec-01	
CAL 4-46 Simpson Saticoy HUD-4046	31-Mar-01		30-Jun-00	30-Sep-02		31-Dec-01	
CAL 4-59 1416 S. Crenshaw Blvd. HUD-4059	31-Mar-01		31-Mar-01	31-Mar-01		31-Dec-01	
CAL 4-60 2927 Partridge Ave. HUD-4060	31-Mar-01		31-Mar-01				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program No: CA16P00471099 Replacement Housing Factor No:				Federal FY of Grant: <b>1999</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
CAL 4-61 14753 Delano HUD-4054	31-Mar-01		31-Mar-01				
CAL 4-65 11818 Vanowen HUD-0053	31-Mar-01		31-Mar-01				
CAL 4-69 Runnymede HUD-0469	31-Mar-01		31-Mar-01				
CAL 4-70 8325 Penfield HUD-4077	31-Mar-01		30-Jun-00	30-Sep-02		31-Dec-01	
CAL 4-73 6530 Vineland HUD-4102	31-Mar-01		31-Mar-01				

**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP) Part I: Summary**

**U.S. Department of Housing  
and Urban Development**

OMB Approval No 2577-0157  
(Exp. 3/31/2002)

Office of Public and Indian Housing

**CGP 501-00**

<b>HA Name</b> Housing Authority of the City of Los Angeles	<b>Comprehensive Grant Number</b> CA16P00450100	<b>FFY of Grant Approval</b> 2000
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- Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement/Revision Number \_\_\_\_\_  Performance and Evaluation Report for Program Year Ending 6/30/02  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvements	2,664,372	1,842,689	1,842,689	1,842,689
4	1410 Administration	2,376,660	2,376,660	2,376,660	1,805,730
5	1411 Audit	0	0	0	
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	1,798,061	1,813,286	1,813,286	924,038
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	2,115,593	2,115,593	2,115,593	710,377
10	1460 Dwelling Structures	11,710,604	12,710,989	12,710,989	8,666,417
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	67,611	67,611	67,611
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1495.1 Relocation Costs	1,871,052	2,839,773	2,839,773	2,839,773
17	1498 Mod Used for Development	0	0	0	0
18	1502 Contingency (may not exceed 8% of line 16)	1,230,259	0	0	0
19	Amount of Annual Grant (Sum of lines 2-18)	23,766,601	23,766,601	23,766,601	16,856,635
20	Amount of line 19 Related to LBP Activities	840,000	712,000	712,000	502,925
21	Amount of line 19 Related to Section 504 Compliance	230,000	53,557	53,557	0
22	Amount of line 19 Related to Security	1,815,600	1,050,492	1,050,492	212,971
23	Amount of line 19 Related to Energy Conservation Measures	0	502,817	502,817	289,633

Signature of Executive Director and Date X Donald J. Smith, Executive Director	Signature of Public Director/Office of Native American Programs Administrator and Date X
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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP)

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Part II: Supporting Pages

Office of Public and Indian Housing

CFP - 711 Ann. P&E through 6/30/02

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant:  2000			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
<b>CAL 4-01</b> <b>Ramona Gardens</b>	Repair Walkways/Gutters	1450	as needed	1,151,995 13,176	3,092,382 12,684	3,092,382 12,684	1,949,686 12,684	Completed - Kumbaya (Force Account (FA)) Completed - Kumbaya (FA) Work in Progress (WIP) - Kumbaya (FA) Completed - Kumbaya (FA) Added via 2002 budget process - Completed - Kumbaya (FA)	
	Repair Concrete Parking Lots		as needed	15,976	17,749	17,749	17,749		
	Emergency electrical upgrade	1460	62%	1,108,000	3,044,000	3,044,000	1,901,304		
	Retaining Walls	1460	100%	14,843	14,843	14,843	14,843		
	Playground Refurbishment	1450	1	0	3,106	3,106	3,106		
<b>Cal 4-03</b> <b>Pueblo Del Rio</b>	<b>Emergency</b> Fire Job - Unit #356	1450	1	0	53,534	53,534	53,534	53,534	Completed - Kumbaya (FA)
<b>CAL 4-04</b> <b>Rancho San Pedro</b>	<b>Emergency</b> Fire Job - Unit #232	1460	1	6,009	11,902 2,880	11,902 2,880	11,902 2,880	11,902 2,880	Completed - Kumbaya (FA)
	Replace Block Wall	1450	1	0	6,795	6,795	6,795	6,795	Added via 2002 budget process - Completed - Kumbaya (FA)

Part II: Supporting Pages

Office of Public and Indian Housing

CFP - 711 Ann. P&E through 6/30/02

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant:  <b>2000</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>Cal 4-05 Aliso Village</b>	Playground Refurbishment	1450	1	0	2,227	2,227	2,227	Added via 2002 budget process - Completed - Kumbaya (FA)
	<b>Emergency</b> Lead-based paint (LBP) In- Place Management & exterior painting of management building	1470	100%	0	67,293	67,293	67,293	Completed - Kumbaya (FA)
<b>CAL 4-06 William Mead</b>	<b>Emergency</b> Fire Job - Unit #344	1460	1	14,535	9,253	9,253	9,253	Complete - Kumbaya (FA)
	Fire Job, Unit #117	1460	1	16,819	8,949	8,949	8,949	Complete - Kumbaya (FA)
	Site mitigation activities associated with contaminated soil	1450	As Needed	100,000	832	832	832	Complete - Kumbaya (FA)
	Electrical upgrade	1460	0%	756,000	756,000	756,000	0	From Fund 710(under fungibility). Work will be completed by outside Contractor WIP - Outside
	Roofing of buildings	1460	24 units	1,275,265	1,174,641	1,174,641	876,936	Contractor Completed - Kumbaya
	Landscaping	1450		0	4,748	4,748	4,748	(FA)

Part II: Supporting Pages

Office of Public and Indian Housing

CFP - 711 Ann. P&E through 6/30/02

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant:  <b>2000</b>			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
<b>CAL 4-07 Estrada Courts</b>	Sod & Hydroseed	1450		0	1,931	1,931	1,931	Added via 2002 budget process. Completed - Kumbaya (FA)	
	Playground Refurbishment	1450	1	0	17,058	17,058	17,058	Added via 2002 budget process. Completed - Kumbaya (FA)	
	Concrete Work	1460	As Needed	50,000	0	0	0	Reprogrammed	
					<b>746,358</b>	<b>531,316</b>	<b>531,316</b>	<b>531,316</b>	
	Replace Concrete walkways	1450	As Needed		34,358	27,644	27,644	27,644	Completed - Kumbaya (FA)
	LBP In-Place Management	1460	100%		712,000	502,925	502,925	502,925	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1		0	747	747	747	Added via 2002 budget process. Completed - Kumbaya (FA)
<b>CAL 4-08 Rose Hills Court</b>				<b>360,000</b>	<b>683,846</b>	<b>683,846</b>	<b>665,060</b>		
	Termite Damage Assess & Fumigation	1460	1 Bldg.	50,000	73,211	73,211	54,425	WIP - Kumbaya (FA)	
	Restore Building after Destructive Testing	1460	1 Bldg.	160,000	519,624	519,624	519,624	Completed - Kumbaya (FA)	
	Refinish Hardwood Floors	1460	100%	50,000	50,365	50,365	50,365	Completed - Kumbaya (FA)	
	Landscape Erosion	1450	As Needed	100,000	40,261	40,261	40,261	Completed - Kumbaya (FA)	

Part II: Supporting Pages

Office of Public and Indian Housing

CFP - 711 Ann. P&E through 6/30/02

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:					Federal FY of Grant:  <b>2000</b>	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Playground Refurbishment	1450	1	0	385	385	385	Added via 2002 budget process. Completed - Kumbaya (FA)
<b>CAL 4-09</b>	<b>Emergency</b>			<b>0</b>	<b>670,132</b>	<b>670,132</b>	<b>148,841</b>	
<b>Avalon</b>	Fire Job - Unit #22	1460	1	0	27,695	27,695	27,695	Completed - Kumbaya (FA)
<b>Gardens</b>	Fire Job - Unit #23		1	0	77,761	77,761	77,761	Completed - Kumbaya (FA)
	Fire Job - Unit #163		1	0	16,000	16,000	0	WIP - Kumbaya (FA)
	Fire Job - Unit #164		1	0	41,886	41,886	41,886	Completed - Kumbaya (FA)
	Windows/Bars and Security Doors	1460		0	500,000	500,000	0	Added via 2002 budget process. WIP - Kumbaya (FA)
	Playground Refurbishment	1450	1	0	6,790	6,790	1,499	Added via 2002 budget process. Completed - Kumbaya (FA)
<b>CAL 4-10</b>				<b>60,000</b>	<b>105,278</b>	<b>105,278</b>	<b>11,838</b>	
<b>Hacienda</b>	Mildew Abatement	1450	11%	60,000	60,000	60,000	6,560	WIP - Kumbaya (FA)
<b>Village</b>	Mildew Abatement	1460	0%	0	40,000	40,000	0	WIP - Kumbaya (FA)
	Playground Refurbishment	1450	100%	0	5,278	5,278	5,278	Added via 2002 budget process. Completed - Kumbaya (FA)

Part II: Supporting Pages

Office of Public and Indian Housing

CFP - 711 Ann. P&E through 6/30/02

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:					Federal FY of Grant:  2000	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4-13</b>				<b>1,285,687</b>	<b>1,898,880</b>	<b>1,898,880</b>	<b>1,723,493</b>	
<b>Nickerson</b>	Roofing and Insulation	1460	50 Bldgs	1,259,000	1,259,000	1,259,000	1,158,613	WIP - Outside Contractor
	Replace Kitchen Countertops	1460	100%	0	517,988	517,988	517,988	Added under full fungibility.
<b>Gardens</b>	Expansion of Storage Untis	1450	0%	0	75,000	75,000	0	Completed - Kumbaya (FA) Added via 2002 budget process. WIP - Kumbaya (FA)
	<b>Emergency</b> Fire Job - Unit #211	1460	1	26,687	26,751	26,751	26,751	Completed - Kumbaya (FA)
	<b>Other work items</b> Playground Refurbishment	1450	1	0	20,141	20,141	20,141	Added via 2002 budget process. Completed - Kumbaya (FA)
<b>CAL 4-15</b>				<b>3,367,082</b>	<b>2,249,585</b>	<b>2,249,585</b>	<b>2,185,570</b>	
<b>Pueblo del Rio</b>	<b>Comp. Mod Phase IV</b>			<b>3,367,082</b>	<b>2,182,636</b>	<b>2,182,636</b>	<b>2,182,636</b>	
	Cabinetry and Casework	1460	45 Units	284,525	173,017	173,017	173,017	Completed - Kumbaya (FA)
	Concrete Structures	1460		0	34,726	34,726	34,726	Completed - Kumbaya (FA)
	Doors & Windows	1460		371,354	152,925	152,925	152,925	Completed - Kumbaya (FA)
<b>CAL 4-15</b>								Completed - Kumbaya (FA)
<b>Pueblo del Rio</b>	Electrical	1460		279,711	263,997	263,997	263,997	Completed - Kumbaya (FA)
	Finishes	1460		549,040	410,666	410,666	410,666	Completed - Kumbaya (FA)

Part II: Supporting Pages

Office of Public and Indian Housing

CFP - 711 Ann. P&E through 6/30/02

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant:  2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
(cont.)	General Conditions	1460		356,109	213,930	213,930	213,930	Completed - Kumbaya (FA)
	Masonry	1460		32,104	2,327	2,327	2,327	Completed - Kumbaya (FA)
	Metals	1460		100,000	57,921	57,921	57,921	Completed - Kumbaya (FA)
	Plumbing	1460		288,647	252,984	252,984	252,984	Completed - Kumbaya (FA)
	Range hoods/specialties	1460		29,092	11,059	11,059	11,059	Completed - Kumbaya (FA)
	Sitework (other than water/sewer)	1450		344,002	180,175	180,175	180,175	Completed - Kumbaya (FA)
	Thermal/moisture protection	1460		52,115	20,762	20,762	20,762	Completed - Kumbaya (FA)
	Water/Sewer distribution	1450		328,639	174,695	174,695	174,695	Completed - Kumbaya (FA)
	Wood & Plastic	1460		351,744	233,453	233,453	233,453	Completed - Kumbaya (FA)
	Asbestos Abatement	1450	As needed	0	55,000	55,000	0	Added under full fungibility. WIP - Outside Contract
	Playground Refurbishment	1450	1	0	11,949	11,949	2,934	Added via 2002 budget process. WIP - Kumbaya (FA)
<b>CAL 4-16</b>				<b>45,065</b>	<b>58,029</b>	<b>58,029</b>	<b>49,747</b>	
<b>Jordan Downs</b>	<b>Emergency</b> Fire Job - Unit #89	1460	1	45,065	45,537	45,537	45,369	Completed - Kumbaya (FA)

Part II: Supporting Pages

Office of Public and Indian Housing

CFP - 711 Ann. P&E through 6/30/02

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant:  <b>2000</b>				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)			
CAL 4-17	Playground Refurbishment	1450	1	0	12,492	12,492	4,378	Added via 2002 budget process. WIP - Kumbaya (FA)		
	Playground Refurbishment	1450	1	0	1,992	1,992	1,992			
Rancho San Pedro	Playground Refurbishment	1450	1	0	1,992	1,992	1,992	Added via 2002 budget process. Completed - Kumbaya (FA)		
CAL 4-19	Replace Chain Link Fence	1460	1	47,326	85,206	85,206	65,647	WIP - Kumbaya (FA)		
Imperial Courts	Playground Refurbishment	1450	1	30,000	30,000	30,000	10,441			
Emergency	Fire Job - Unit #346 & 466	1460	1	0	15,520	15,520	15,520	Added via 2002 budget process. Completed - Kumbaya (FA)		
			2 Units	17,326	39,686	39,686	39,686	Completed - Kumbaya (FA)		
CAL 4-20	Comp Mod. - Phase II B		17 units	1,111,407	159,726	159,726	22,515	Project moved under 0 full fungibility 0 to Fund 712		
Estrada				1,111,407	0	0	0			
Extension			Cabinetry	1460		106,391	0		0	0
			Concrete	1460		11,176	0		0	0
			Doors & Windows	1460		126,085	0		0	0
			Electrical	1460		94,470	0		0	0
			Finishes	1460		186,413	0		0	0
			General Conditions	1460		78,517	0		0	0
			Masonry	1460		3,213	0		0	0

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PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant:  <b>2000</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Metal work	1460		41,641	0	0	0	
	Plumbing	1460		98,003	0	0	0	
	Site Work	1450		116,798	0	0	0	
	Thermal/moisture protection	1460		17,694	0	0	0	
	Water & Sewer distribution	1450		111,580	0	0	0	
	Wood & Plastic	1460		119,426	0	0	0	
	Asbestos Removal	1460		0	150,000	150,000	12,789	Added under full fungibility. WIP - Kumbaya (FA)
	Playground Refurbishment	1450	1	0	9,726	9,726	9,726	Added via 2002 budget process. Completed - Kumbaya (FA)
<b>CAL 4-21</b>				<b>210,000</b>	<b>723,667</b>	<b>723,667</b>	<b>649,832</b>	
<b>Mar Vista</b>	Cement & Gutter	1450	As needed	150,000	150,000	150,000	82,403	WIP - Kumbaya (FA)
<b>Gardens</b>	Replace kitchen countertops	1460	As needed	60,000	540,661	540,661	540,661	Completed - Kumbaya (FA)
	Pruning & removal of trees	1450	1	0	22,362	22,362	22,362	Added via 2002 budget process. Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	0	10,644	10,644	4,406	Added via 2002 budget process. WIP - Kumbaya (FA)
<b>CAL 4-22</b>				<b>1,837,472</b>	<b>230,592</b>	<b>230,592</b>	<b>28,715</b>	
<b>San</b>	<b>Comp Mod Phase II B</b>			<b>1,743,472</b>	<b>0</b>	<b>0</b>	<b>0</b>	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>Fernando</b>	Doors & Windows	1450	22 units	167,109	0	0	0	Work moved under full fungibility.
	Cabinetry	1460		141,128	0			
<b>CAL 4-22 San Fernando (cont.)</b>	Concrete	1460		19,071	0			
	Electrical	1460		125,870	0			
	Finishes	1460		247,067	0			
	General Conditions	1460		160,249	0			
	Metal work	1460		213,473	0			
	Plumbing	1460		129,891	0			
	Site Work	1450		154,801	0			
	Thermal/moisture protection	1460		23,452	0	0		Work moved under full fungibility.
	Water & Sewer distribution	1450		147,888	0			
	Wood & Plastic	1460		213,473	0			
	<b>Emergency</b>							
	Fire Unit #279	1460	1	0	14,287	14,287	14,287	Completed - Kumbaya (FA)
	Asbestos removal Ph III	1460	1	0	110,000	110,000	0	Added under full fungibility. WIP - Outside Contract
	Replace Block Walls	1460	As needed	50,000	50,000	50,000	2,123	WIP - Kumbaya (FA)
	Repair Concrete	1450	As needed	44,000	44,000	44,000	0	Added via 2001 operating budget. WIP by Kumbaya (FA)
	Playground Refurbishment	1450	1	0	12,305	12,305	12,305	Added via 2002 budget process. Completed -

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4-24</b> <b>Dana Strand</b>	Playground Refurbishment	1450	1	<b>0</b> 0	<b>11,223</b> 11,223	<b>11,223</b> 11,223	<b>9,119</b> 9,119	Kumbaya (FA) Added via 2002 budget process. WIP - Kumbaya (FA)
<b>CAL 4-26</b> Independent Square	Landscaping	1450	1	<b>478,707</b> 1,207	<b>1,568,607</b> 1,207	<b>1,568,607</b> 1,207	<b>21,448</b> 1,207	Complete by Kumbaya (FA)
<b>HUD 4-026</b>	Replace corroded staircase	1460	100%	25,000	16,900	16,900	16,900	Complete by Kumbaya (FA)
	Upgrade Plumbing Install Fire Doors	1460 1460	1 Bldg.	160,000 292,500	1,148,000 402,500	1,148,000 402,500	3,341 0	WIP - by Kumbaya (FA) Work will be performed by Kumbaya (FA)
<b>CAL 4-28</b> <b>609 California</b>	<b>Emergency</b> Termite Fumigation	1460	1 Bldg.	<b>149,735</b> 82,500	<b>80,661</b> 14,900	<b>80,661</b> 14,900	<b>80,661</b> 14,900	Completed
	Roofing	1460	1 Bldg.	67,235	65,761	65,761	65,761	Completed
<b>CAL 4-29</b> <b>Gibson Manor</b>	<b>Non-Routine Maintenance</b> Replace damaged concrete	1460	As needed	<b>17,500</b> 17,500	<b>3,757</b> 3,757	<b>3,757</b> 3,757	<b>3,757</b> 3,757	Completed - Kumbaya (FA)
<b>CAL 4-34</b>	<b>Non-Routine Maintenance</b>			<b>77,225</b>	<b>77,225</b>	<b>77,225</b>	<b>77,225</b>	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>Gibson Manor</b>	Re-roofing	1460	As needed	77,225	77,225	77,225	77,225	Completed
<b>CAL 4-46 Simpson Saticoy HUD 4-046</b>	<b>Emergency</b> Emergency Generator	1460	1	<b>40,000</b> 40,000	<b>40,000</b> 40,000	<b>40,000</b> 40,000	<b>0</b> 0	WIP - Outside Contractor
<b>CAL 4-48 Yosemite Apts HUD 4-048</b>	<b>Non-Routine Maintenance</b> Mildew abatement	1460	1	<b>12,000</b> 12,000	<b>24,764</b> 24,764	<b>24,764</b> 24,764	<b>24,764</b> 24,764	Completed
<b>CAL 4-60 Partridge Street HUD 4-060</b>	<b>Non-Routine Maintenance</b> Landscape/Shrubs	1450	1	<b>20,000</b> 20,000	<b>3,527</b> 3,527	<b>3,527</b> 3,527	<b>3,527</b> 3,527	Completed - Kumbaya (FA)
<b>CAL 4-62 11218 Emelita St. HUD 4-063</b>	<b>Non-Routine Maintenance</b> Replacement of Fencing	1460	1	<b>0</b> 0	<b>1,037</b> 1,037	<b>1,037</b> 1,037	<b>1,037</b> 1,037	Added via 2002 budget process. Completed - Kumbaya (FA)
<b>CAL 4-63 11442 Emelita St. HUD 4-064</b>	<b>Non-Routine Maintenance</b> Replacement of Fencing	1460	1	<b>0</b> 0	<b>9,468</b> 9,468	<b>9,468</b> 9,468	<b>0</b> 0	Added via 2002 budget process. Work to be completed by

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4-81</b> <b>1158 E. Adams</b> <b>HUD 4-137</b>	<b>Non-Routine Maintenance</b> Repair Concrete walkways	1460	1	<b>0</b> 0	<b>339</b> 339	<b>339</b> 339	<b>0</b> 0	Kumbaya (FA)  Added via 2002 budget process. Work to be completed by Kumbaya (FA)
<b>CAL 4-85</b> <b>685 E. 83rd</b> <b>Sreet</b> <b>HUD 4-142</b>	<b>Non-Routine Maintenance</b> Repair Concrete walkways	1460	1	<b>0</b> 0	<b>1,312</b> 1,312	<b>1,312</b> 1,312	<b>0</b> 0	Added via 2002 budget process. Work to be completed by Kumbaya (FA)
<b>CAL 4-87</b> <b>3206 Naomi</b> <b>HUD 4-144</b>	<b>Non-Routine Maintenance</b> Replace Fencing	1460	1	<b>0</b> 0	<b>25,056</b> 25,056	<b>25,056</b> 25,056	<b>25,056</b> 25,056	Added via 2002 budget process. Completed - Kumbaya (FA)

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PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant:  <b>2000</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4-89</b> 1100 E 112th Street	<b>Non-Routine Maintenance</b> Replace Fencing	1460	1	0 0	3,250 3,250	3,250 3,250	3,250 3,250	Added via 2002 budget process. Completed - Kumbaya (FA)
<b>HUD 4-039</b>								
<b>CAL 4-90</b> 1613 E. 41st Place <b>HUD 4-062</b>	<b>Non-Routine Maintenance</b> Replace Fencing	1460	1	0 0	328 328	328 328	0 0	Added via 2002 budget process. Work to be completed by Kumbaya (FA)
<b>CAL 4-91</b> 110 E 94th Street <b>HUD 4-065</b>	<b>Non-Routine Maintenance</b> Repair Concrete walkways	1450	1	0 0	860 860	860 860	0 0	Added via 2002 budget process. Work to be completed by Kumbaya (FA)
<b>CAL 4-92</b> 245 E. 102nd St. <b>HUD 4- 068</b>	<b>Non-Routine Maintenance</b> Repair Concrete walkways	1460	1	0 0	438 438	438 438	0 0	Added via 2002 budget process. Work to be completed by Kumbaya (FA)

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PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:					Federal FY of Grant:  <b>2000</b>	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4-94</b> 216 E. 87th Street HUD 4-074	<b>Non-Routine Maintenance</b> Replacement of Fencing	1460	1	0 0	1,655 1,655	1,655 1,655	1,655 1,655	Added via 2002 budget process. Completed by Kumbaya (FA)
<b>CAL 4-96</b> 339 E. 107th Street HUD 4-097	<b>Non-Routine Maintenance</b> Repair Concrete walkways	1460	1	0 0	1,007 1,007	1,007 1,007	0 0	Added via 2002 budget process. Work to be completed by Kumbaya (FA)
<b>CAL 4-98</b> 1714 E. 111th Street  HUD 4-098	<b>Non-Routine Maintenance</b> Replacement of Fencing	1460	1	0 0	1,836 1,836	1,836 1,836	0 0	Added via 2002 budget process. Work to be completed by Kumbaya (FA)
<b>CAL 5-06</b> 563 W. 92nd Street HUD 4-184	<b>Non-Routine Maintenance</b> Replacement of Fencing	1460	1	0 0	937 937	937 937	0 0	Added via 2002 budget process. Work to be completed by Kumbaya (FA)

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PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant:  2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	PHA-Wide Construction Items							
CAL-4XX	<b>Authority Wide Administrative Costs</b> Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Data Program Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)  <b>Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study):</b> Executive General Services Planning	1410		1,473,280	1,473,280	1,473,280	1,169,596	Ongoing
		1410						

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Finance/Budget Human Resources MIS  <b>B. Fringe Benefits</b>  <b>C. Other Eligible Admin.</b> Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	1410  1410		570,560  332,820	570,560  332,820	570,560  332,820	394,077  242,057	Ongoing  Ongoing
CAL-4XX	Authority Wide A/E Fund	1430.1		1,419,200	1,188,545	1,188,545	613,769	Ongoing
CAL-4XX	Authority Wide CGP Planning Costs	1430.19		0	1,540	1,540	1,540	Complete.
CAL-4XX	Authority Wide Environmental Consulting Costs:	1430.2		48,861	293,201	293,201	278,020	Added under full fungibility
CAL-4XX	Authority Wide Inspection Costs	1430.7		330,000	330,000	330,000	30,709	Ongoing
CAL-4XX	Authority Wide Dwelling and Nondwelling Equipment Costs Maintenance Equipment	1475		0	67,611	67,611	67,611	Complete.

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide 504 Compliance	1460		257,626	53,557	53,557	0	Ongoing
CAL-4XX	Authority Wide Relocation Fund	1495.1		2,059,488	2,839,773	2,839,773	2,839,773	Complete.
CAL-4XX	Authority Wide Contingency	1502		918,350	0	0	0	
CAL-4XX	Authority Wide Rehab for scattered sites	1460	As needed	26,304	0			Reprogrammed.
CAL-4XX	Authority Wide Emergency concrete work	1460	As needed	52,305	0			Reprogrammed.
CAL-4XX	Authority Wide Playground Refurb and landscaping	1450	As needed	377,248	372,500	372,500		Ongoing
CAL-4XX	Authority Wide Management Improvements	1408		2,664,372	1,842,689	1,842,689	1,842,689	
	a. Resident Relations Administration Coordination of services, programs, admin & operations	1408		454,435	148,561	148,561	148,561	Complete.

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Provides administrative services including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison. <b>b. Resident Patrol</b> Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		112,670	164,995	164,995	164,995	Complete.
	<b>c. Resident Leadership Training</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections	1408		175,000	211,909	211,909	211,909	Complete.
	<b>d. Resident Community Liaison</b>			679,173	589,639	589,639	589,639	Complete.

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff. <b>e. Senior Activities</b> Coordinates multi-cultural social, inter-generation, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist Senior clubs with fundraising, organization and event planning. <b>f. Youth Sports</b>	1408		108,616	26,819	26,819	26,819	Completed
		1408		111,012	93,319	93,319	93,319	Complete.

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Encourages youth participating in vocational, educational, recreational and cultural programs available to youth. Coordinates transportation for events. Develop Housing Authority sports leagues and tournaments. Design and implement programs to deter youth gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth Councils including fundraising and event planning.							
	<b>g. HARAC</b>	1408		50,000	0	0	0	Reprogrammed
	<b>h. Jobs Plus</b>	1408		86,905	43,339	43,339	43,339	Completed.
	<b>i. Computer Learning Center</b>	1408		53,429	92,521	92,521	92,521	Complete.
	<b>j. Subscription to HTVN</b>	1408		0	8,055	8,055	8,055	Added under full fungibility. Complete.
	<b>k. Employee Training - Career &amp; Professional Development</b>	1408		473,628	178,623	178,623	178,623	Complete.

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	To increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs							
	<b>I.Resident Training for Sect. 3 opportunities.</b>	1408		149,664	61,064	61,064	61,064	Complete.
	<b>m. Resident &amp; community Services.</b> Provides resident youth with tutorial services, and other gang prevention programs conducted during after school hours. Activities are offered at 3 developments servicing 82 children ages 7 to 13 years.	1408		209,840	223,845	223,845	223,845	Complete.
	<b>Grand Fund Total</b>			<b>23,766,601</b>	<b>23,766,601</b>	<b>23,766,601</b>	<b>16,764,494</b>	
				-	-	-	-	
				-	-	-	-	
				<b>0</b>	-	-	-	

Signature of  
Executive Director  
and Date

Signature of  
Public Housing  
Director and  
Date

Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP)

**U.S. Department of Housing  
and Urban Development**

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

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Office of Public and Indian Housing

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<b>PHA Name:</b> Housing Authority of the City of Los Angeles		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:					<b>Federal FY of Grant:</b>  <b>2000</b>	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
X				X				

1) To be completed for the Performance and Evaluation or a Revised Annual Statement

2) To be completed for the Performance and Evaluation Report.

**Annual Statement/Performance and Evaluation Report U.S. Department of Housing  
Comprehensive Grant Program (CGP) and Urban Development  
Part III: Implementation Schedule**

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through 6/30/02**

<b>PHA Name:</b> Housing Authority of the City of Los Angeles		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:					<b>Federal FY of Grant:</b>  <b>2000</b>
<b>Development</b>  <b>Number/Name</b> <b>HA-Wide</b> <b>Activities</b>	<b>All Funds Obligated (Quarter Ending Date)</b>			<b>All Funds Expended (Quarter Ending Date)</b>			<b>Reasons for Revised Target Dates (2)</b>
	<b>Original</b>	<b>Revised (1)</b>	<b>Actual (2)</b>	<b>Original</b>	<b>Revised (1)</b>	<b>Actual (2)</b>	
<b>CAL 4-01</b> <b>Ramona Gardens</b>	31-Mar-02		30-Jun-01	30-Sep-02			
<b>CAL 4-03</b> <b>Pueblo del Rio</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-01	
<b>CAL 4-04</b> <b>Rancho</b> <b>San Pedro</b>	31-Mar-02		30-Jun-01	30-Sep-02			
<b>CAL 4-05</b> <b>Aliso Village</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-02	
<b>CAL 4-06</b> <b>William Mead</b>	31-Mar-02		31-Mar-02	30-Sep-02			
<b>CAL 4-07</b> <b>Estrada Courts</b>	31-Mar-02		30-Jun-01	30-Sep-02			
<b>CAL 4-08</b> <b>Rose Hill Courts</b>	31-Mar-02		30-Jun-01	30-Sep-02			
<b>CAL 4-09</b> <b>Avalon Gardens</b>	31-Mar-02		30-Jun-01	30-Sep-02			
<b>CAL 4-10</b>	31-Mar-02		30-Jun-01	30-Sep-02			

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**Comprehensive Grant Program (CGP)**

**and Urban Development**

**Part III: Implementation Schedule**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through 6/30/02**

<b>PHA Name:</b> Housing Authority of the City of Los Angeles		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:					<b>Federal FY of Grant:</b>  <b>2000</b>	
<b>Development</b>  <b>Number/Name</b> <b>HA-Wide</b> <b>Activities</b>	<b>All Funds Obligated (Quarter Ending Date)</b>			<b>All Funds Expended (Quarter Ending Date)</b>			<b>Reasons for Revised Target Dates (2)</b>	
	<b>Original</b>	<b>Revised (1)</b>	<b>Actual (2)</b>	<b>Original</b>	<b>Revised (1)</b>	<b>Actual (2)</b>		
<b>Hacienda Village</b>								
<b>CAL 4-13</b>	31-Mar-02		30-Jun-01	30-Sep-02				
<b>Nickerson Gardens</b>								
<b>CAL 4-15</b> <b>Pueblo del Rio Ext.</b>	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-16</b> <b>Jordan Downs</b>	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-19</b> <b>Imperial Courts</b>	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-20</b> <b>Estrada Courts Ext.</b>	31-Mar-02		30-Jun-01	30-Sep-02				
<b>Mar Vista Gardens</b>								
<b>CAL 4-22</b> <b>San Fernando Gardens</b>	31-Mar-02		30-Jun-01	30-Sep-02				

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<b>PHA Name:</b> Housing Authority of the City of Los Angeles		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:					<b>Federal FY of Grant:</b>  <b>2000</b>	
<b>Development</b>  <b>Number/Name</b> <b>HA-Wide</b> <b>Activities</b>	<b>All Funds Obligated (Quarter Ending Date)</b>			<b>All Funds Expended (Quarter Ending Date)</b>			<b>Reasons for Revised Target Dates (2)</b>	
	<b>Original</b>	<b>Revised (1)</b>	<b>Actual (2)</b>	<b>Original</b>	<b>Revised (1)</b>	<b>Actual (2)</b>		
<b>CAL 4-26</b> <b>Independent Square</b> <b>HUD 4-026</b>	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-28</b> <b>609 California</b>	31-Mar-02		31-Mar-02					
<b>CAL 4-29</b> <b>Gibson Manor</b>	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-34</b> <b>Gibson Manor</b>	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-38</b> <b>Westside Manor</b>	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-46</b> <b>Simpson Saticoy</b> <b>HUD 4-046</b>	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-48</b> <b>Yosemite Apts</b> <b>HUD 4-048</b>	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-60</b>	31-Mar-02		30-Jun-01	30-Sep-02				

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<b>Development</b>  <b>Number/Name</b> <b>HA-Wide</b> <b>Activities</b>	<b>All Funds Obligated (Quarter Ending Date)</b>			<b>All Funds Expended (Quarter Ending Date)</b>			<b>Reasons for Revised Target Dates (2)</b>	
	<b>Original</b>	<b>Revised (1)</b>	<b>Actual (2)</b>	<b>Original</b>	<b>Revised (1)</b>	<b>Actual (2)</b>		
<b>Partridge Street HUD 4-060</b>								
<b>CAL 4-62</b> 11218 Emelita St. <b>HUD 4-063</b>	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-63</b> 11442 Emelita St. <b>HUD 4-064</b>	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-81</b> 1158 E. Adams <b>HUD 4-137</b>	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-85</b> 685 E. 83rd Sreet <b>HUD 4-142</b>	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-87</b> 3206 Naomi <b>HUD 4-144</b>	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-89</b> 1100 E 112th Street <b>HUD 4-039</b>	31-Mar-02		30-Jun-01	30-Sep-02				

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<b>Development</b>  <b>Number/Name</b> <b>HA-Wide</b> <b>Activities</b>	<b>All Funds Obligated (Quarter Ending Date)</b>			<b>All Funds Expended (Quarter Ending Date)</b>			<b>Reasons for Revised Target Dates (2)</b>	
	<b>Original</b>	<b>Revised (1)</b>	<b>Actual (2)</b>	<b>Original</b>	<b>Revised (1)</b>	<b>Actual (2)</b>		
<b>CAL 4-90</b> 1613 E. 41st Place HUD 4-039	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-91</b> 110 E 94th Street HUD 4-065	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-92</b> 245 E. 102nd St. HUD 4-068	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-94</b> 216 E. 87th Street HUD 4-074	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-96</b> 339 E. 107th Street HUD 4-097	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 4-98</b> 1714 E. 111th Street HUD 4-098	31-Mar-02		30-Jun-01	30-Sep-02				
<b>CAL 5-06</b> 563 W. 92nd Street HUD 4-184	31-Mar-02		30-Jun-01	30-Sep-02				



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HA Name <u>Housing Authority of the City of Los Angeles</u>			Comprehensive Grant Number <u>CA16P00450101</u>		FFY of Grant Approval <u>2001</u>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending <u>6-30-02</u> <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)		
		Original	Revised (1)	Obligated	Expended	
1	Total Non-CGP Funds		0	0	0	
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0	
3	1408 Management Improvements Soft Costs	2,283,856	2,283,856	2,283,856	360,320	
	Management Improvements Hard Costs	0	0	0	0	
4	1410 Administration	2,283,856	2,283,856	2,283,856	0	
5	1411 Audit	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	800,000	950,000	950,000	575	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	1,227,000	2,752,834	2,752,834	592,755	
10	1460 Dwelling Structures	11,434,953	11,044,460	11,044,460	3,688,973	
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0	
12	1470 Nondwelling Structures	0	500,000	500,000	0	
13	1475 Nondwelling Equipment	1,000,000	1,023,555	1,023,355	194,993	
14	1485 Demolition	0	0	0	0	
15	1490 Replacement Reserve	0	0	0	0	
16	1492 Moving to Work Demonstration		0			
17	1495.1 Relocation Costs	1,981,811	2,000,000	2,000,000	517,951	
18	1499 Development Activities		0		0	
19	1502 Contingency (may not exceed 8% of line 16)	1,827,085	0	0	0	
20	Amount of Annual Grant (Sum of lines 1-19)	22,838,561	22,838,561	22,838,361	5,355,567	
	Amount of line 20 Related to LBP Activities	1,000,000	1,000,000	1,000,000	0	
	Amount of line 20 Related to Section 504 Compliance	380,000	380,000	380,000	0	
	Amount of line 20 Related to Security - Soft Costs	0	0	0	0	
	Amount of line 20 Related to Security - Hard Costs	1,828,600	1,413,000	1,413,000	436,048	
	Amount of line 20 Related to Energy Conservation Measures	0	708,300	708,300	223,651	
Signature of Executive Director      Date (mm/dd/yy)			Signature of Public Housing Director      Date (mm/dd/yy)			
X      Donald J. Smith, Executive Director			X			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report



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PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number CA16P00450101 Capital Grant Program Number: Replacement Housing Factor Grant No:					Federal FY of Grant:  <b>2001</b>	
<b>Rancho San Pedro</b>	Playground Refurbishment	1450	1	0	14,178	14,178	0	Added via 2002 budget process. Work to be performed by Kumbaya (FA)
<b>CAL 4-06 William Mead</b>	Playground Refurbishment	1450	1	0	7,539	7,539	0	Added via 2002 budget process. Work in process(WIP) by Kumbaya (FA)
<b>CAL 4-08 Rose Hills Courts</b>	Playground Refurbishment	1450	1	0	3,582	3,582	79	Added via 2002 budget process. Work to be performed by Kumbaya (FA)
<b>CAL 4-09 Avalon Gardens</b>	Playground Refurbishment	1450	1	0	10,355	10,355	2,064	Added via 2002 budget process. Work in process(WIP) by Kumbaya (FA)
<b>CAL 4-10 Gonzaque Village</b>	Playground Refurbishment	1450	1	0	7,319	7,319	220	Added via 2002 budget process. Work in process(WIP) by Kumbaya (FA)
<b>CAL 4-13 Nickerson Gardens</b>	Playground Refurbishment	1450	1	0	18,816	18,816	9,746	Added via 2002 budget process. Work in process(WIP) by Kumbaya (FA)

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<b>CAL 4-15</b>				<b>4,000,000</b>	<b>4,344,356</b>	<b>4,344,356</b>	<b>1,400,557</b>		
<b>Pueblo del Rio Ext.</b>	<b>Comprehensive Modernization</b>			<b>4,000,000</b>	<b>4,326,800</b>	<b>4,326,800</b>	<b>1,399,919</b>	Work in Process (WIP)	
	Site Work	1450	45 units	450,000	486,765	486,765	157,491	Kumbaya (FA)	
	Water & Sewer Distribution	1460	45 units	430,000	465,131	465,131	150,491		
	Concrete/Masonry/Metal work	1460	45 units	220,000	237,974	237,974	76,996		
	Carpentry/Insulation & Roofing	1460	45 units	530,000	573,301	573,301	185,489		
	Doors and Windows	1460	45 units	490,000	530,033	530,033	171,490		
	Interior Finishes	1460	45 units	1,130,000	1,222,321	1,222,321	395,477		
	Plumbing	1460	45 units	370,000	400,229	400,229	129,493		
	Electrical	1460	45 units	380,000	411,046	411,046	132,992		
	Playground Refurbishment	1450	1	0	17,556	17,556	638	Added via 2002 budget process. Work in process(WIP) by Kumbaya (FA)	
<b>CAL 4-16</b>				<b>0</b>	<b>19,543</b>	<b>19,543</b>	<b>1,863</b>		
<b>Jordan Downs</b>	Playground Refurbishment	1450	1	0	19,543	19,543	1,863	Added via 2002 budget process. Work in process(WIP) by Kumbaya (FA)	
<b>CAL 4-17</b>				<b>0</b>	<b>3,618</b>	<b>3,618</b>	<b>1,295</b>		
<b>Rancho San Pedro Ext.</b>	Playground Refurbishment	1450	1	0	3,618	3,618	1,295	Added via 2002 budget process. Work in process(WIP) by Kumbaya (FA)	

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<b>CAL 4-19 Imperial Courts</b>	Playground Refurbishment	1450	1	0	10,671	10,671	1,930	Added via 2002 budget process. Work in process(WIP) by Kumbaya (FA)
<b>CAL 4-20 Estrada Courts Ext.</b>	<b>Comprehensive Modernization</b>			<b>2,500,000</b>	<b>4,035,449</b>	<b>4,035,449</b>	<b>1,204,135</b>	
				<b>2,500,000</b>	<b>3,956,054</b>	<b>3,956,054</b>	<b>1,141,948</b>	Work in Process (WIP)
	Site Work	1450	50 units	275,000	435,166	435,166	125,614	Kumbaya (FA)
	Metalwork/Carpentry	1460	50 units	300,000	474,726	474,726	137,034	
	Insulation and Roofing	1460	50 units	100,000	158,242	158,242	45,678	
	Doors & Windows	1460	50 units	300,000	474,726	474,726	137,034	
	Lath & Plaster and Stucco	1460	50 units	175,000	276,924	276,924	79,936	
	Ceramic Tile	1460	50 units	100,000	158,242	158,242	45,678	
	Resilient Flooring	1460	50 units	100,000	158,242	158,242	45,678	
	Painting	1460	50 units	125,000	197,803	197,803	57,097	
	Range Hoods/Kitchen Cabinetry	1460	50 units	190,000	300,660	300,660	86,788	
	Plumbing & Heating	1460	50 units	440,000	696,266	696,266	200,983	
	Electrical	1460	50 units	395,000	625,057	625,057	180,428	
	Install Ornamental Bars	1460	1	0	65,250	65,250	54,341	Added under full fungibility. Installation of window bars for previous Comp Mod phase.
	Playground Refurbishment	1450	1	0	14,145	14,145	7,846	Added via 2002 budget process. Work in process(WIP) by Kumbaya (FA)

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<b>CAL 4-21 Mar Vista Gardens</b>	Playground Refurbishment	1450	1	0	16,436	16,436	1,217	Added via 2002 budget process. Work in process(WIP) by Kumbaya (FA)
<b>CAL 4-22 San Fernando Gardens</b>	<b>Comprehensive Modernization</b>			<b>4,356,000</b>	<b>4,533,615</b>	<b>4,533,615</b>	<b>1,652,322</b>	Work in Process (WIP) Kumbaya (FA)
	Site Work	1450	66 units	502,000	520,204	520,204	189,552	
	Metalwork/Carpentry	1460	66 units	487,000	504,660	504,660	183,888	
	Insulation and Roofing	1460	66 units	170,000	176,165	176,165	64,191	
	Doors and Windows	1460	66 units	502,000	520,204	520,204	189,552	
	Lath & Plaster and Stucco	1460	66 units	300,000	310,879	310,879	113,278	
	Ceramic Tile	1460	66 units	150,000	155,439	155,439	56,639	
	Resilient Flooring	1460	66 units	165,000	170,983	170,983	62,303	
	Painting	1460	66 units	200,000	207,253	207,253	75,519	
	Range Hoods/Kitchen Cabinetry	1460	66 units	350,000	362,692	362,692	132,158	
	Plumbing & Heating	1460	66 units	780,000	808,285	808,285	294,523	
	Electrical	1460	66 units	750,000	777,197	777,197	283,195	
	Playground Refurbishment	1450	1	0	19,655	19,655	7,523	Added via 2002 budget process. Work in process(WIP) by Kumbaya (FA)
<b>CAL 4-24 Dana Strand Village</b>	Playground Refurbishment	1450	1	0	13,962	13,962	606	Added via 2002 budget process. Work in process(WIP) by Kumbaya (FA)

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<b>CAL-4XX</b>	<b>Authority Wide Administrative Costs</b> Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Data Program Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)  <b>Allocation of Direct Costs for the following support/Admin. Depts. (Based on time- allocation study):</b> Executive General Services Planning Finance/Budget Human Resources	1410		<b>1,415,991</b>	<b>1,415,991</b>	<b>1,415,991</b>	<b>0</b>	Ongoing

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	MIS						
	<b>B. Fringe Benefits</b>	1410		<b>548,125</b>	<b>548,125</b>	<b>548,125</b>	<b>0</b> Ongoing
	<b>C. Other Eligible Admin.</b> Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	1410		<b>319,740</b>	<b>319,740</b>	<b>319,740</b>	<b>0</b> Ongoing
<b>CAL-4XX</b>	<b>Authority Wide</b>  Planning for Crime Prevention through Environmental Design (CPTED) approaches. Initial sites : Nickerson Gardens, Imperial Cts., Jordan Downs, Independent Square. Additional planning for Comp Mod sites, scattered sites, senior sites, plan review.	1430.2		<b>100,000</b>		0	Moved under full fungibility.
<b>CAL-4XX</b>	<b>Authority Wide A/E Fund</b>	1430.1		<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>575</b> Ongoing
<b>CAL-4XX</b>	<b>Authority Wide CGP Planning Costs</b>	1430.19		<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>0</b> Ongoing
<b>CAL-4XX</b>	<b>Authority Wide 504 Contingency</b>	1460		<b>0</b>	<b>278,545</b>	<b>278,545</b>	<b>0</b> Ongoing

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CAL-4XX	Authority Wide Scattered sites rehab	1460		0	350,000	350,000	0	Ongoing
CAL-4XX	Authority Wide Inspection Costs	1430.7		250,000	500,000	500,000	0	Ongoing
CAL-4XX	Authority Wide Relocation Fund	1495.1		1,981,811	2,000,000	2,000,000	517,951	Ongoing
CAL-4XX	Authority Wide Contingency	1502		1,827,085	0			
CAL-4XX	Authority Wide Dwelling and Nondwelling Equipment Costs Stoves, playground equipment, computer learning centers, maintenance vehicles and construction equipment	1475.2		1,000,000	1,023,355	1,023,355	194,993	Ongoing
CAL-4XX	Authority Wide - Management Improvements a. Resident Relations Dept. - Coordination of services, programs admin & operations. Provides administrative services including	1408		2,283,856	2,283,856	2,283,856	360,320	Ongoing
		1408		663,874	423,207	423,207	61,225	Ongoing

**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP)**

**U.S. Department of Housing  
and Urban Development**

OMB Approval No 2577-0157 (Exp. 3/31/2002)

**Part II: Supporting Pages**

Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number CA16P00450101 Capital Grant Program Number: Replacement Housing Factor Grant No:				Federal FY of Grant:  <b>2001</b>	
	coordination & drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.						
	<b>b. Resident Patrol</b> Conducts a voluntary resident safety program providing residents with training & work experience in the safety industry	1408	126,454	126,454	126,454	9,022	Ongoing
	<b>c. Resident Leadership Training</b> Strives to strengthen leadership skills of resident governing bodies in HACLA Developments. Provides centralized leadership training to 18 resident groups. Assists in overseeing resident policy adopted by the Board of Commissioners, conducts	1408	318,827	318,827	318,827	7,287	Ongoing

**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP)**

**U.S. Department of Housing  
and Urban Development**

OMB Approval No 2577-0157 (Exp. 3/31/2002)

**Part II: Supporting Pages**

Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number CA16P00450101 Capital Grant Program Number: Replacement Housing Factor Grant No:					Federal FY of Grant:  <b>2001</b>	
	resident elections.							
	<p><b>d. Resident Community Liaison</b> Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.</p>	1408		140,004	540,404	540,404	198,081	Ongoing
	<p><b>e. Senior Activities</b> Coordinates multi-cultural social, inter-generational, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs at developments. Assists with fund raising and event planning.</p>	1408		46,988	98,942	98,942	1,112	Ongoing

**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP)**

**U.S. Department of Housing  
and Urban Development**

OMB Approval No 2577-0157 (Exp. 3/31/2002)

**Part II: Supporting Pages**

Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number CA16P00450101 Capital Grant Program Number: Replacement Housing Factor Grant No:					Federal FY of Grant:  <b>2001</b>	
	<b>f. Youth Sports</b> Encourages youth participation in vocational, educational, recreational & cultural programs available to youth. Coordinates transportation for events. Develops HACLA sports leagues & tournaments. Design and implementation of programs to deter youth from gangs & drugs. Promote youth involvement in positive activities. (Cont'd)	1408		189,297	139,803	139,803	20,882	Ongoing
	<b>Youth Sports - Continued</b> Coordinates efforts of resident Youth Councils including fundraising and event planning.							
	<b>g. Resident Advisory Board (RAB)</b> 1. RAB Secretary 2. Overhead:	1408		18,065 36,130	18,065 36,130	18,065 36,130		Ongoing Ongoing

**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP)**

**U.S. Department of Housing  
and Urban Development**

OMB Approval No 2577-0157 (Exp. 3/31/2002)

**Part II: Supporting Pages**

Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number CA16P00450101 Capital Grant Program Number: Replacement Housing Factor Grant No:				Federal FY of Grant:  <b>2001</b>	
	Training/Travel/Other						
	<b>h. Funding for Resident Newspaper</b>	1408		135,487	0	0	Moved under full fungibility.
	<b>i. Employee Training - Career &amp; Professional Development-</b> Increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs	1408					
	1. Housing Authority-wide employee training (related to conventional housing program)			317,097	371,025	371,025	31,804 Ongoing
	2. Safety Training			53,810	20,000	20,000	Ongoing
	3. Training for HAPD			45,162	41,000	41,000	Ongoing
	4. Training for Mod.			36,034	0		
	<b>j. Resident Training for Sect. 3 Opportunities</b>	1408		156,627	149,999	149,999	30,907 Ongoing
	<b>Grand Fund Total</b>			<b>22,838,561</b>	<b>22,838,561</b>	<b>22,838,561</b>	<b>5,355,567</b>

**Annual Statement/Performance and Evaluation Report**  
**Comprehensive Grant Program (CGP)**  
**Part III Implementation Schedule**

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

<b>PHA Name:</b> Housing Authority of the City of Los Angeles	<b>Grant Type and Number</b>  Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2001</b>
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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 (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
<b>CAL 2-24</b> <b>Pico I</b>	31-Mar-03		31-Mar-02	30-Sep-04			
<b>CAL 2-26</b> <b>Pico II</b>	31-Mar-03		31-Mar-02	30-Sep-04			
<b>CAL 4-01</b> <b>Ramona Gardens</b>	31-Mar-03		31-Mar-02	30-Sep-04			
<b>CAL 4-03</b> <b>Pueblo del Rio</b>	31-Mar-03		31-Mar-02	30-Sep-04			
<b>CAL 4-04</b> <b>Rancho San Pedro</b>	31-Mar-03		31-Mar-02	30-Sep-04			
<b>CAL 4-06</b> <b>William Mead</b>	31-Mar-03		31-Mar-02	30-Sep-04			
<b>CAL 4-08</b> <b>Rose Hills Courts</b>	31-Mar-03		31-Mar-02	30-Sep-04			

**Annual Statement/Performance and Evaluation Report**  
**Comprehensive Grant Program (CGP)**  
**Part III Implementation Schedule**

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

<b>PHA Name:</b> Housing Authority of the City of Los Angeles	<b>Grant Type and Number</b>  Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2001</b>
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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 (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
<b>CAL 4-09</b> <b>Avalon</b> <b>Gardens</b>	31-Mar-03		31-Mar-02	30-Sep-04			
<b>CAL 4-10</b> <b>Gonzaque</b> <b>Village</b>	31-Mar-03		31-Mar-02	30-Sep-04			
<b>CAL 4-13</b> <b>Nickerson</b> <b>Gardens</b>	31-Mar-03		31-Mar-02	30-Sep-04			
<b>CAL 4-15</b> <b>Pueblo</b> <b>Extension</b>	31-Mar-03		31-Mar-02	30-Sep-04			
<b>CAL 4-16</b> <b>Jordan</b> <b>Downs</b>	31-Mar-03		31-Mar-02	30-Sep-04			
<b>CAL 4-17</b> <b>Rancho San</b> <b>Pedro Ext.</b>	31-Mar-03		31-Mar-02	30-Sep-04			
<b>CAL 4-19</b> <b>Imperial</b> <b>Courts</b>	31-Mar-03		31-Mar-02	30-Sep-04			

**Annual Statement/Performance and Evaluation Report  
 Comprehensive Grant Program (CGP)  
 Part III Implementation Schedule**

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

<b>PHA Name:</b> Housing Authority of the City of Los Angeles	<b>Grant Type and Number</b>  Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2001</b>
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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 (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
<b>CAL 4-20 Estrada Courts Ext.</b>	31-Mar-03		31-Mar-02	30-Sep-04			
<b>CAL 4-21 Mar Vista Gardens</b>	31-Mar-03		31-Mar-02	30-Sep-04			
<b>CAL 4-22 San Fernando Gardens</b>	31-Mar-03		31-Mar-02	30-Sep-04			
<b>CAL 4-24 Dana Strand Village</b>	31-Mar-03		31-Mar-02	30-Sep-04			

**Annual Statement/Performance and Evaluation Report U.S. Department of Housing  
Comprehensive Grant Program (CGP) Part I: Summary and Urban Development**

Office of Public and Indian Housing

<b>HA Name</b> Housing Authority of the City of Los Angeles	<b>Comprehensive Grant Number</b> CA16R004-501-02	<b>FFY of Grant Approval</b> 2002
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Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement/Revision Number **Original Revised to Reflect Actual RHF 2002 Allocation**

Performance and Evaluation Report for Period Ending \_\_\_\_\_  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	2,717,676	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1498 Mod Used for Development	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 16)	0	0	0	0
20	Amount of Annual Grant (Sum of lines 2-19)	2,717,676	0	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Compliance	0	0	0	0
23	Amount of line 19 Related to Security	0	0	0	0
24	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

**U.S. Department of Housing  
and Urban Development**

CA16R004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-Wide	<b>Replacement Reserve</b> Funds from Replacement Housing Factor for FFY 2002 will be used in conjunction with Public Housing Development funds and RHF funds from previous years for the redevelopment of Dana Strand Village into a mixed-finance development. A revised proposal for Dana Strand will be provided within the next 60 days to reflect addition of FFY 2002 RHF funding.	1490		<b>2,717,676</b>				

**Annual Statement/Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) Part III Implementation Schedule**

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

CA16R004-501-02

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide Pending revised proposal for Dana Strand Redevelopment	<b>31-May-03</b> Date conforms to proposed redevelopment of Dana Strand			<b>31-Mar-05</b> Date conforms to proposed redevelopment of Dana Strand			

# 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 OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16P00470999	<b>Federal FY of Grant:</b> <b>RHF-FFY 1999</b>
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Original Annual Statement 
  Reserve for Disasters/ Emergencies 
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 6/30/02 
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements 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	487,287		487,287	0
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>487,287</b>		<b>487,287</b>	<b>0</b>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX 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**

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16P00470999				Federal FY of Grant: <b>RHF-FFY 1999</b>		
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	Obligated	Expended	
PHA-Wide	<p>Replacement Housing Factor (RHF) grant funds from FFY 1999 have been added to other RHF grants as follows:            CA16P004-709-99 - \$ 487,287            CA16R004-501-99 - \$1,025,042            CA16R004-501-00 - \$1,236,088            CA16R004-501-02 - \$2,292,715  <b>Total RHF Funds: - \$5,041,132</b></p> <p>RHF funds will be used in conjunction with Public Housing Development (PHDEV) grant funds in the following grant No.  <b>CA16P004-225 - \$8,193,224</b></p> <p><b>Total RHF and PHDEV Funds: \$13,234,356</b></p> <p>RHF and PHDEV funds totaling \$13,234,356 will be used in a mixed-finance redevelopment of <b>Dana Strand Village</b>, as described in the "General Proposal for Use of Public Housing Development (PHDEV) Funds and Replacement Housing Factor (RHF) Funds in the Mixed-Finance Redevelopment of Dana Strand Village" submitted to HUD April 22, 2002. Proposal calls for approximately 89 units of public housing. Public Housing units will be built in conjunction with Low-Income Housing Tax Credit units as the first phase of a mixed-income redevelopment. The schedule for the project, submitted with the General Proposal, shows construction completed by March 30, 2005. In their response to the General Proposal, HUD acknowledges the General Proposal and accepts the proposed schedule.</p>	1490		487,287		487,287	0	Relocation of all families at Dana Strand Village underway using HOPE VI Demolition Grant No. CA16URD004-D-101. Demolition of first buildings scheduled in October, 2002. Process of selecting a Developer partner for mixed-finance redevelopment is underway. An application for a HOPE VI 2002 Revitalization grant will be submitted to HUD in 2002.
<b>GRAND TOTAL</b>				<u>487,287</u>		<u>487,287</u>	<u>0</u>	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CA16P00470999				Federal FY of Grant: <b>RHF-FFY 1999</b>	
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	
<b>PHA Wide</b>							
Development CA16P004-225 Approximately 89 units of public housing in a mixed- finance redevelopment of Dana Strand Village	September 30, 2003 (or as otherwise negotiated with HUD depending on evaluation as to whether funds are adequate to fund a project)		June 30, 2002	September 30, 2005 (or as otherwise agreed in development proposal)	March 30, 2005		Receipt of HOPE VI Demolition grant and onset of relocation and demolition activities at Dana Strand allow for use of funds in mixed-finance redevelopment under the proposed schedule.

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name		HOUSING AUTHORITY OF THE CITY OF LOS ANGELES			<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:	
	Annual Statement					
Total CFP Funds (Est.)						
Total Replacement Housing Factor Funds						

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		

# 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 OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450199	<b>Federal FY of Grant:</b> 1999
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Original Annual Statement 
  Reserve for Disasters/ Emergencies 
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 6/30/02 
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements 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	1,025,042		1,025,042	0
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><u>1,025,042</u></b>		<b><u>1,025,042</u></b>	<b><u>0</u></b>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX 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**

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450199				Federal FY of Grant: <b>1999</b>		
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	Obligated	Expended	
PHA-Wide	<p>Replacement Housing Factor (RHF) grant funds from FFY 1999 have been added to other RHF grants as follows:            CA16P004-709-99 - \$ 487,287            CA16R004-501-99 - \$1,025,042            CA16R004-501-00 - \$1,236,088            CA16R004-501-02 - \$2,292,715  <b>Total RHF Funds: - \$5,041,132</b></p> <p>RHF funds will be used in conjunction with Public Housing Development (PHDEV) grant funds in the following grant No.  <b>CA16P004-225 - \$8,193,224</b></p> <p><b>Total RHF and PHDEV Funds: \$13,234,356</b></p> <p>RHF and PHDEV funds totaling \$13,234,356 will be used in a mixed-finance redevelopment of <b>Dana Strand Village</b>, as described in the "General Proposal for Use of Public Housing Development (PHDEV) Funds and Replacement Housing Factor (RHF) Funds in the Mixed-Finance Redevelopment of Dana Strand Village" submitted to HUD April 22, 2002. Proposal calls for approximately 89 units of public housing. Public Housing units will be built in conjunction with Low-Income Housing Tax Credit units as the first phase of a mixed-income redevelopment. The schedule for the project, submitted with the General Proposal, shows construction completed by March 30, 2005. In their response to the General Proposal, HUD acknowledges the General Proposal and accepts the proposed schedule.</p>	1490		1,025,042		1,025,042	0	Relocation of all families at Dana Strand Village underway using HOPE VI Demolition Grant No. CA16URD004-D-101. Demolition of first buildings scheduled in October, 2002. Process of selecting a Developer partner for mixed-finance redevelopment is underway. An application for a HOPE VI 2002 Revitalization grant will be submitted to HUD in 2002.

**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 OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450199			Federal FY of Grant: <b>1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original      Revised	Total Actual Cost Obligated      Expended		Status of Work
<b>GRAND TOTAL</b>				<b>1.025.042</b>		<b>1.025.042</b>	<b>0</b>

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CA16R00450199			Federal FY of Grant: <b>1999</b>		
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	
<b>PHA Wide</b>							
Development CA16P004-225 Approximately 89 units of public housing in a mixed- finance redevelopment of Dana Strand Village	September 30, 2003 (or as otherwise negotiated with HUD depending on evaluation as to whether funds are adequate to fund a project)		June 30, 2002	September 30, 2005 (or as otherwise agreed in development proposal)	March 30, 2005		Receipt of HOPE VI Demolition grant and onset of relocation and demolition activities at Dana Strand allow for use of funds in mixed-finance redevelopment under the proposed schedule.

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name		HOUSING AUTHORITY OF THE CITY OF LOS ANGELES			<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:	
	Annual Statement					
Total CFP Funds (Est.)						
Total Replacement Housing Factor Funds						

## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : _____ FFY Grant:	Activities for Year: _____ FFY Grant:
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	PHA FY:			PHA FY:		

# 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 OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450100	<b>Federal FY of Grant:</b> 2000
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:    )  
  Performance and Evaluation Report for Period Ending: 6/30/02  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements 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	1,236,088		1,236,088	0
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><u>1,236,088</u></b>		<b><u>1,236,088</u></b>	<b><u>0</u></b>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX 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**

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450100				Federal FY of Grant: <b>2000</b>		
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	Obligated	Expended	
PHA-Wide	<p>Replacement Housing Factor (RHF) grant funds from FFY 2000 have been added to other RHF grants as follows:            CA16P004-709-99 - \$ 487,287            CA16R004-501-99 - \$1,025,042            CA16R004-501-00 - \$1,236,088            CA16R004-501-02 - \$2,292,715  <b>Total RHF Funds: - \$5,041,132</b></p> <p>RHF funds will be used in conjunction with Public Housing Development (PHDEV) grant funds in the following grant No.  <b>CA16P004-225 - \$8,193,224</b></p> <p><b>Total RHF and PHDEV Funds: \$13,234,356</b></p> <p>RHF and PHDEV funds totaling \$13,234,356 will be used in a mixed-finance redevelopment of <b>Dana Strand Village</b>, as described in the "General Proposal for Use of Public Housing Development (PHDEV) Funds and Replacement Housing Factor (RHF) Funds in the Mixed-Finance Redevelopment of Dana Strand Village" submitted to HUD April 22, 2002. Proposal calls for approximately 89 units of public housing. Public Housing units will be built in conjunction with Low-Income Housing Tax Credit units as the first phase of a mixed-income redevelopment. The schedule for the project, submitted with the General Proposal, shows construction completed by March 30, 2005. In their response to the General Proposal, HUD acknowledges the General Proposal and accepts the proposed schedule.</p>	1490		1,236,088		1,236,088	0	Relocation of all families at Dana Strand Village underway using HOPE VI Demolition Grant No. CA16URD004-D-101. Demolition of first buildings scheduled in October, 2002. Process of selecting a Developer partner for mixed-finance redevelopment is underway. An application for a HOPE VI 2002 Revitalization grant will be submitted to HUD in 2002.

## 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 OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450100			Federal FY of Grant: <b>2000</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original      Revised	Total Actual Cost Obligated      Expended		Status of Work
<b>GRAND TOTAL</b>				<b>1,236,088</b>		<b>1,236,088</b>	<b>0</b>

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CA16R00450100			Federal FY of Grant: <b>2000</b>		
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	
<b>PHA Wide</b>							
Development CA16P004-225 Approximately 89 units of public housing in a mixed-finance redevelopment of Dana Strand Village	September 30, 2003 (or as otherwise negotiated with HUD depending on evaluation as to whether funds are adequate to fund a project)		June 30, 2002	September 30, 2005 (or as otherwise agreed in development proposal)	March 30, 2005		Receipt of HOPE VI Demolition grant and onset of relocation and demolition activities at Dana Strand allow for use of funds in mixed-finance redevelopment under the proposed schedule.

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

**Part I: Summary**

PHA Name		HOUSING AUTHORITY OF THE CITY OF LOS ANGELES			<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:	
	Annual Statement					
Total CFP Funds (Est.)						
Total Replacement Housing Factor Funds						

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

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

Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		


# 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 OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450101	<b>Federal FY of Grant:</b> 2001
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Original Annual Statement 
  Reserve for Disasters/ Emergencies 
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 6/30/02 
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements 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	2,292,715		2,292,715	0
16	1492 Moving to Work Demonstration				
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	Amount of Annual Grant: (sum of lines...)	<u>2,292,715</u>		<u>2,292,715</u>	<u>0</u>
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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
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## 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 OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450101			Federal FY of Grant: <b>2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original      Revised	Total Actual Cost Obligated      Expended		Status of Work
<b>GRAND TOTAL</b>				<b>2,292,715</b>		<b>2,292,715</b>	<b>0</b>

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CA16R00450101			Federal FY of Grant: <b>2001</b>		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
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**Capital Fund Program Five-Year Action Plan**

**Part I: Summary**

PHA Name		HOUSING AUTHORITY OF THE CITY OF LOS ANGELES			<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:	
	Annual Statement					
Total CFP Funds (Est.)						
Total Replacement Housing Factor Funds						

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

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

Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:	Activities for Year: ____ FFY Grant: PHA FY:

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HOUSING AUTHORITY OF THE CITY OF LOS ANGELES  
AGENCY PLAN RESPONSE TO COMMENTS RECEIVED  
*NOTICE TO RESIDENTS AND PROGRAM PARTICIPANTS*

September 27, 2002

Dear Residents and Program Participants:

The Housing Authority of the City of Los Angeles (HACLA) is pleased to respond to comments received on the HACLA's Fiscal Year 2003 Draft Agency Plan. The Agency Plan Resident Advisory Boards, Resident Organizations, residents and Section 8 program participants, and interested parties have submitted comments to the Draft Agency Plan. The Housing Authority is committed to responding and addressing all the issues raised by these comments. Copies of these responses will be distributed to 22 different Housing Authority sites and offices throughout Los Angeles and will also be made available to interested parties and members of the public who request them.

BACKGROUND

The "Quality Housing Work Responsibility Act of 1998" (QHWRA) contains a provision whereby PHAs must submit an Agency Plan. The Department of Housing and Urban Development (HUD) published the Agency Plan final rule on October 21, 1998. The rule was effective on November 22, 1999.

The Agency Plan has two elements, a Five-Year Plan and an Annual Plan. The Agency Plan submission process is a continuing planning process, and tailored after the Consolidated Plan process. The Housing Authority must submit an Annual Plan *every* year. Residents, program participants, and the public will have an opportunity for input before each submission to HUD.

COMMENTS ON THE HACLA DRAFT AGENCY PLAN

During the 48-day Agency Plan comment period many oral and written comments on the Draft Agency Plan were received.

***Written Comments***

Written comments on the Draft Agency Plan were received at many of the public housing site meetings, regional Section 8 meetings and from attendees of the August 21, 2002 Public Hearing.

## ***Oral Comments***

Oral comments on the Draft Agency Plan were recorded via pen and paper notes. Oral comments on the Draft Agency Plan were received during the following Agency Plan-related activities/meetings:

- April 17, 2002 – June 19, 2002: 21 resident meetings at public housing sites.
- May 7, 2002 – June 4, 2002: 7 regional Section 8 meetings
- June 18, 2002: General Meeting with the Section 8 Resident Advisory Board
- June 20, 2002: Meeting with the Public Housing Resident Advisory Board.
- August 21, 2002: Board of Commissioners Public Hearing.

The discussions in this Notice are grouped by issue and acknowledge the related comments received from all sources, the Housing Authority's response and the Executive Director's recommendations, where appropriate, on making changes in the final Agency Plan.

## **REQUIREMENTS OF THE CODE OF FEDERAL REGULATIONS FOR RESIDENT PARTICIPATION IN THE AGENCY PLAN PROCESS**

The Code of Federal Regulations (CFR) provisions are as follows:

- Section 903.13, (a) states: "...The role of the Resident Advisory Board...is to participate in the PHA planning process and to assist and make recommendations regarding the PHA plans."
- Section 903.13, (c) states: "The PHA must consider the recommendations of the Resident Advisory Board or Boards in preparing the final Agency Plan. In submitting the final plan to HUD for approval, the PHA must include a copy of the recommendations made by the Board or Boards and a description of the manner in which the PHA addressed these recommendations."
- Section 903.17 sets forth the public notification requirements: The Board of Commissioners "must conduct a public hearing to discuss the PHA plan...and invite public comment on the plan(s). The hearing must be conducted at a location that is convenient to the residents served by the PHA".
- The regulations also states: Not later than 45 days before the public hearing is to take place, the PHA must:

- 1) Make the proposed plan(s) and all information relevant to the public hearing to be conducted available for inspection by the public at the principal office of the PHA during normal business hours; and
- 2) Publish a notice informing the public that the information is available for review and inspection, and that a public hearing will take place on the plan, and the date, time, and location of the hearing.”

In summary, the Housing Authority would be in compliance with the above regulations if the HACLA:

- Considered recommendations and comments from residents, participants, the public, and the Resident Advisory Board(s) in the development of the Final Agency Plan;
- Published a Notice in local newspapers that the Draft Agency Plan was available for inspection at 2600 Wilshire Boulevard between the hours of 8:00 AM – 4:30 PM;
- Published a Notice regarding the Public Hearing and invited public comment; and
- Conducted a Public Hearing on the Draft Agency Plan.

### **THE HOUSING AUTHORITY AGENCY PLAN PUBLIC PROCESS**

*The Housing Authority has made the Agency Plan submission/approval process a public process. The HACLA has a history of going beyond the letter of the law for resident participation requirements. The public process for the Agency Plan began April, 2002 and will continue until October, 2002. The events, communications and activities relevant to the Housing Authority's Agency Plan public process include:*

- Translated the Draft Agency Plan into Spanish.
- Made copies of the Draft Agency Plan available at 22 sites, including the Conventional housing development offices, Section 8 and Property Management offices, the Application Center, Community Service Centers and Jobs Plus locations, and the Authority's Central office.
- Delivery of the Draft Agency Plan to the duly elected RAC/RMC Presidents on July 8, 2002.
- Published Notices concerning the Draft Agency Plan and the Public Hearing in six newspapers: Los Angeles Times, Los Angeles Sentinel, Los Angeles Watts

Times, La Opinion, Eastside Journal, and the Korean Times. The Notice in the Los Angeles Times was published on July 5, 2002 and in the smaller neighborhood papers the following week.

- Sent fliers to the residents of the conventional sites announcing the availability of the Plan for review and the date of the Public Hearing in the July 2002 rent statements.
- Included announcement to Section 8 participants of the Plan availability and Public Hearing in the Summer 2002 Newsletter.
- Sent to members of the Resident Advisory Boards English and Spanish copies of the Draft Plan and comment cards.
- Assembled documentation relevant to the non-required sections of the Agency Plan and made it available for public inspection at HACLA headquarters beginning July 5, 2002.
- The Housing Authority Board of Commissioners conducted a Public Hearing regarding the Draft Agency Plan on August 21, 2002. The Public Hearing was attended by 68 residents, Section 8 participants, and other interested persons. The Public Hearing was not adjourned until everyone present who wished to make comments had the opportunity to speak.

There were language interpretation services available for Spanish, Korean, Vietnamese, Russian, and Armenian speaking Public Hearing attendees as well as for those who required American Sign Language.

- The Housing Authority considered all comments, not just those from the Public Hearing and the Resident Advisory Board, in drafting the Final Agency Plan.
- Residents, Section 8 participants, and the general public will have an additional opportunity to speak about the Agency Plan at the Housing Authority Board of Commissioners meeting on Friday October 11, 2002 at 9:30 AM.

The Housing Authority has more than met the minimum requirements. There was an extensive flow of information, and extensive presentation of the information. The Housing Authority considered public comment, not only from the Resident Advisory Board, but also from other residents, program participants, and interested parties.

## DISCUSSION OF COMMENTS

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

**2003 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING  
COMMENTS & QUESTIONS**

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**ISSUE: DRUG ELIMINATION**

- **Why did Congress cut the funds for the Drug Elimination Program? What can we do as a community about it?**

*The Public Housing Drug Elimination Program (PHDEP) was a federally funded program. In 2001, congressional priorities shifted and the funding for this program was eliminated. It is HUD's belief that community safety activities should be funded from the Department of Justice. The Housing Authority is committed to maintaining the program and services for residents that PHDEP provided and is constantly exploring additional funding alternative to support current programs or to fund new activities.*

**ISSUE: PUBLIC SAFETY**

*Beginning in March of 2002, the Housing Authority switched to a Community Based Policing Model. The change from traditional "hook and book" patrol policing to a more community oriented approach was done due to the need to make maximum uses of the limited funds available for policing and to increase community involvement in the issue of safety in the developments. A key component of the Community Based Policing model is having officers assigned to a specific development. The HACLA police officers are responsible for working with the resident leaders, staff, and residents along with other community partners such as the Los Angeles Police Department, to identify and address potential problems, actual problems, and other obstacles.*

- **One resident asked when the community policing would begin.**

*The Community Based Policing began in the family developments in the spring of 2002. To learn more about the efforts being made in their development, residents should ask their HACLA manager or Resident Advisory Council or Resident Management Corporation for more information. Meetings are held regularly at the family developments with residents and HACLA police officers. For Community Based Policing to be effective, residents need to get involved in the efforts at their development.*

**Five comments were made concerning the number of officers assigned to a site as well as their schedule.**

*The large developments will have two officers assigned to them as Community Based police officers. Nickerson Gardens, due to its size, will have four officers. William Mead and Rose Hill Courts will share their officers.*

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

**2003 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING  
COMMENTS & QUESTIONS**

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*Residents are to call the Los Angeles Police Department's 9-1-1 system for emergencies and during the hours when HACLA officers are off.*

*HACLA officer's schedules vary by site. Most officers work ten hour shifts, 4 days a week. Shifts may vary as needed to respond to emergencies or crime patterns at a specific site.*

*Due to staff turnover, vacation schedules, or other personnel matters, there may be occasions when a team of officers assigned to one site may not be fully staffed. During those times coverage may be temporarily provided by officers from a neighboring site.*

*Residents are encouraged to attend meetings at their locations to learn more about the community policing efforts at their site.*

**Four residents expressed concern about possible retaliation if they report crime and the lack of knowledge about the anonymous tip line.**

- **Community Based Policing gives residents a false sense of hope. To do it right residents need security if they get involved and complain about perpetrators without the perpetrators finding out who told on them and take revenge.**
- **None of the residents know about the anonymous tip line.**
- **The problem is if one calls the police they come to your house & then you get revenge.**
- **Is the phone number (the hotline number) a 24-hour number? Does it mean if we call the number that you will come out?**

*Community based policing can only be successful if the residents in the community get involved, become empowered, and take ownership of their role and responsibility to maintain a safe, healthy community. Officer presence alone cannot and does not prevent crime. By partnering with HACLA site staff and residents, officers can better identify problems and develop solutions appropriate for the specific problem and community.*

*The fear of retaliation if people get involved is real and understandable. That is why the HACLA has developed an anonymous tip line for residents to report criminal activity. This is a number to the HACLA Public Safety Department, not LAPD. HACLA officers will not, under any circumstances, identify the caller. The HACLA*

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

**2003 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING  
COMMENTS & QUESTIONS**

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*anonymous crime tip line is not the number to call if there is a need for immediate officer response. The following are the different phone numbers residents should call for different situations:*

*HACLA Anonymous Tip Line (no officer response 24 hour message ) 800-447-1065*

*Non Emergency HACLA response 10 a.m. – 8 p.m. : 213-484-0914*

*Non Emergency LAPD Response 8 p.m. – 10 a.m. : 877-2755273*

*Non-Emergency LAPD Weekends : 877-275-5273*

*Emergency Response (24 hour ) : 9-1-1*

- **There is a problem with neighbors but nothing is done about it.**
- **I have a problem with kids who seem to be acting out their parent's opinion of others.**
- **What are we suppose to do about the guys hanging out, throwing bottles, robbing, what can residents do?**

*Problems need to be brought to the attention of the management and the HACLA police officers assigned to your site.*

**The following comments were from senior housing developments and are specific to those site's security issues.**

*The senior locations do not have HACLA Police Officers assigned to them. Instead, these locations (Independent Square, Simpson-Saticoy, Gibson Manor, Art Snyder Villa, Westside Manor, and 609 California) have HACLA Security Officers assigned.*

**Residents from Independent Square had the following comments:**

- **Why do we have all the cameras if there is no one looking at them? Sometimes people get locked out in the back and no one knows they are there because no one is watching the camera**
- **One security guard for this building is not enough**
- **There have been times that I call the security guard and no one answers. We need additional guards.**

*Security cameras were set up at this location to aid the on-duty security officers in monitoring the site. Since the security officer needs to respond to calls in units, or to investigate activity caught on the cameras, there will be times when the security officer is not at the front desk. This is why residents need to assist in ensuring the safety of their site by not propping open side doors, reporting suspicious activity, and looking after their neighbors.*

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

**2003 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING  
COMMENTS & QUESTIONS**

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*Independent Square is the only senior location that has 24-hour security guard coverage. While the Housing Authority understands the desire of residents to have additional coverage, the funds are not available from HUD to support additional security staffing.*

**Art Snyder Villa, Simpson/Saticoy, and 609 California residents expressed the following concerns:**

- **Does this mean that our protection by security guards will be limited?**
- **Will we still have a fulltime manager – that would help the safety here.**
- **Is it possible that we can open the side doors to get better access?**
- **We need more security coverage – day & night – too many people about.**

*The move to community based policing at the large family developments will not effect the coverage by HACLA Security officers at the senior locations. The Security force is separate from the HACLA Police officer force.*

*Due to the need to keep the senior building secure, residents must adhere to the security measures in effect, this includes not propping open side doors and having all visitors sign in. These buildings are designed to have main front and rear entrances and exits. Propping other side doors open compromises the security of the senior buildings.*

*While the Housing Authority understands the desire of residents to have additional coverage, the funds are not available from HUD to support additional security staffing.*

**The following comments concerned funding issues for Public Safety at the family developments.**

- **Are there not enough funds to have police on the site?**
- **Why hasn't the operating subsidy formula been changed since 1975?**
- **What is the \$4 million for? (the deficit projected for 2003**
- **We requested more security from City Hall – security is an important issue here.**
- **We want HACLA security at night and weekends – that is when they are needed.**
- **There is a \$4 million deficit for safety – if so why does the HA pay all that money to independent contractors, lawyers, to pay off lawsuits. That money could be used for the public safety.**
- **To get policemen in the night we need to collect signatures?**

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

**2003 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING  
COMMENTS & QUESTIONS**

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*The Operating Subsidy the Housing Authority receives from HUD to administer the public housing program is based upon a formula set in 1974. The current need for the Housing Authority to provide security coverage greatly exceeds the percentage it spent in 1974. HUD has not recognized that increased need in the operating subsidy formula and therefore the Housing Authority has had to use funds from its maintenance and Section 8 reserves to maintain its Public Safety Department. With the elimination of the Public Housing Drug Elimination Program, the reduction of the Section 8 lease up rate, and the need for addressing long deferred maintenance items, the Housing Authority can no longer provide the level of policing coverage that residents have been accustomed to. For fiscal year 2003, without alternative funding sources, the Housing Authority is estimating a deficit of \$4 million to fund its public safety efforts.*

*HUD is currently in the process of evaluating the Operating Subsidy formula and has contracted with the Harvard Graduate School of Design to identify those factors to be considered for determining the actual cost of operating public housing. The recommendations of this study will have a significant impact on future funding for the Housing Authority. Preliminary analysis suggests there is the possibility that the recommendations from this study will result in a reduction of subsidy to large housing authorities such as the HACLA.*

*The Housing Authority has approached the City of Los Angeles for additional funding but its application for CDBG funds was not approved. The Housing Authority has been working with the Los Angeles Police Department to increase coverage at the developments as well as identify other joint policing measures.*

**Comments from many sites expressed concern over the lack of adequate lighting at night and its effect on safety in the development.**

*The Housing Authority has continually looked for more effective exterior lighting at the sites. This includes not only lighting that is bright enough but with fixture features which are less prone to vandalism. This has been an on-going challenge and one that the Housing Authority will continue to address. In the mean time, residents can assist in this problem by informing the manager when the exterior light fixtures are not operating properly.*

*The Housing Authority has begun a partnership with the City of Los Angeles Department of Water and Power (DWP) to address the problem of exterior lighting. Over the course of three years, the DWP will install and maintain the exterior lighting at the family developments.*

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

**2003 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING  
COMMENTS & QUESTIONS**

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- **Two men tried to kidnap my daughter, I have the police reports and everything. I have requested an emergency relocation and I have not gotten it yet.**

*Follow up with your site manager. If he/she does not respond to you in a reasonable time frame, contact the Assistant Director for Operations of Housing Management.*

- **Need to have more security, my car, with disability plate cards has been broken into and no one did or can do nothing.**

*With the limited funds available for public safety efforts, the best chance that the Housing Authority and residents have to reduce the incidences of crime in the developments is to have a successful Community Policing Program. For this to be successful, residents have to get involved and communicate with the management, resident leaders, and officers assigned to your site.*

- **There currently are 14 registered sex offenders living here in Nickerson. We want to have a say in screening of residents.**

*The Housing Authority has a ban on admission of registered sex offenders. Criminal background checks are run on all adult members of applicant families as well as on any adult additions to current households. If an adult household member is on the lease, he/she has been screened by the Housing Authority. When the Housing Authority learns of an unauthorized household member, who is a registered sex offender, the case is investigated and appropriate action is taken.*

**ISSUE: ALISO VILLAGE SITE BASED WAIT LIST**

**Two residents asked if this would apply to Dana Strand as well?**

*Currently the site-based wait list will only apply to Aliso Village.*

- **If the properties are managed by a private company, where would people go to apply for that site?**
- **Can current residents get on that wait list (for Aliso Village)?**
- **Can we get on a list for a site different than the one we are in now?**

*Information concerning the Aliso Village wait list must be made available at all HACLA locations where applications for public housing are accepted.*

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*Placement on the wait list will follow the HACLA standards in term of preferences. Former Aliso Village residents, followed by those on the HACLA general wait list will have the first opportunity to apply before the list is open to the general public.*

*Current residents from other HACLA sites will be allowed to apply for housing at Aliso Village although it will not provide the household a preference for admission to Aliso Village.*

- **What if you want to transfer within a site?**

*The Housing Authority usually only transfers household within a development if there is an emergency situation or to adjust for occupancy.*

- **Will there be additional requirements for residents at the Hope VI sites?**

*The HUD approved management plan for Aliso Village details the process for managing the wait list. As with the general wait list, applicants will be screened in different areas, including credit history, criminal background, and housekeeping.*

- **How far in the future will this take place?**

*The first phase of the Aliso Village re-build should be completed by the end of 2002 with occupancy beginning January 2003.*

- **What if you make too much money? Will the units not be for low income anymore?**

*As part of that site's HOPE VI redevelopment, Aliso Village site will become a mixed-finance, mixed income community. Units at this site will include public housing, market rate, and ownership opportunities. Former residents of Aliso village will have the first opportunity to apply for units at this site before it is open to others currently on the HACLA general wait list or the public at large.*

**Will this apply to Dana Strand?**

*Currently the rebuild plan for Dana Strand has not been established.*

**The president of the Resident Management Corporation at Nickerson Gardens expressed concerns about the fairness of the Application Center and the need to make sure that there is an equal mix of ethnicities at the developments. The RMC**

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president also requested for Ms. Loyce, Mr. Smith, and Commissioner Gonzaque to come discuss this and other concerns with them.

*The Housing Authority does not make offers for vacant units based on the race or ethnicity of the applicant. Applicants are placed on a centralized wait list. As units become available the family is offered up to three units based upon family size and vacancy location.*

- **Income preferences – will they be set for people in certain income categories?**

*The HUD approved management plan for Aliso Village has the same preferences as the HACLA general wait list.*

- **Will the owners be able to charge anything they want for rent?**

*Rent for the public housing units are Aliso Village will be based upon the current 30% HUD formula. Other units in the new Aliso Village will be based on the fair market.*

- **Will this be like Normont Terrace in terms of getting into there?**

*When Normont Terrance was rebuilt as Harbor Village, it did not contain any public housing units. When Dana Strand is rebuilt, part of the development will remain public housing.*

**ISSUE: AGENCY PLAN PROCESS**

- **Will all the information presented be given to the residents in writing?**

*Copies of the Agency Plan are available for public review at all the large family developments management offices and RAC/RMC offices. The Plan can also be accessed on via the HACLA website ([www.hacla.org](http://www.hacla.org)). The Plan will not contain information on the other non Agency Plan related topics that are included in the outreach meetings. Residents should consult with their manager or their RAC/RMC for any updates to other policies.*

- **Why don't heads of the Housing Authority ever show up at these meetings to talk to us?**

*If residents wish to speak with HACLA administrators such as Commissioners, the Executive Director, or the Assistant Executive Director responsible for public housing, their resident leaders may make the appropriate request for them to attend*

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*one of their resident meetings. The purpose of the outreach meetings held as part of the Agency Plan process is to provide residents the opportunity to learn about potential changes and to provide input to those changes and HACLA policy. The Agency Plan meeting agenda is a standard presentation for each development. Topics or concerns specific to any one site are best addressed with meeting with that site's management and its management's supervisors.*

**ISSUE: PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS)**

- **We got the notice that the units would be inspected but they never came into my unit.**

*When the HUD inspection is conducted, only a random sample of units is actually inspected - the HACLA has no previously knowledge as to what units will be inspected. Because of that the Housing Authority must provide notification of a pending inspection to all units at a site. In addition, all units are inspected at least annually by the Housing Authority.*

- **We should encourage people to keep their units and the yards clean. Can those that do not keep up their units get fined?**

*Residents are expected and required to keep their unit and yards in clean conditions. While the Housing Authority can only determine the cleanliness of a unit during inspections or when maintenance is being conducted in the unit, residents are given warnings for inadequate upkeep of their front and back yards.*

- **There were numerous questions and comments concerning the timing of the survey, who would receive it, why only a sampling of residents, and the quality of the questions.**

*The Housing Authority has no control over the administration of the Public Housing Assessment System (PHAS) survey. The survey is sent to a statistically significant sample of residents at each development and scattered site. The questions included on the survey are those that HUD has determined to be effective in measuring residents' satisfaction with how their public housing authority administers the program.*

*It is likely that residents who receive the survey will not be at the outreach meetings. A part of the Housing Authority's responsibility of notifying residents about the survey, flyers were included in the July rent statements and posters provided to the management and RAC/RMC offices.*

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**ISSUE: FLAT RENTS**

- **Wasn't there a top for the rent?**
- **Every year social security increases a little, but then my rent goes up as well, I don't think it is fair that my rent has to increase just because I have a little increase in income.**
- **During my review, do I have to choose between the 30% or the top?**
- **Some residents have had their rents raised**

*The maximum rent for residents of public housing is 30% of the household's adjusted annual income. The factors that make up the adjusted annual income is based upon HUD formulas and allowable deductions. Once a year the Housing Authority is required to review each households annual income and adjust the rent accordingly this is not an option for the Housing Authority or residents, it is a federal requirement.*

*The only reason why a household's rent would exceed the 30% rule would be if members of the household are not legally documented residents. In these cases, the subsidy is pro-rated.*

- **When will this begin?**

*Flat rents will begin in 2003. During annual review a household will be able to choose between the flat rents for their unit and the 30% formula.*

- **Ceiling rents and flat rents are not the same thing?**

*Ceiling rents and flat rents share the same concept of providing households, whose income is increasing as a result of increased wages, an incentive to save some of their increased earnings. The rent would not be based on 30% of the household income but capped based on the unit size. The primary difference is that with flat rents the Housing Authority will have to base flat rents on market value rents for comparable units in the private market yet still provide an incentive for family self-sufficiency. The ceiling rents the HACLA offered were based on a HUD approved formula. Those rent levels will begin to expire as the HACLA finalizes additional analysis and resident education. The other primary difference in flat rents is that the utility allowance families on ceiling rent now benefit from will be eliminated under on flat rents. This is a HUD requirement for the flat rent program. Federal guidelines require the elimination of ceiling rents and the initiation of flat rents at the end of 2002. The switch to flat rents will mainly affect the 1202 households who currently*

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*are on ceiling rents. The vast majority of HACLA households will not be affected as their rent is based upon the standard the 30% formula.*

*Families will be given the option of income based rent or flat rent.*

- **Does HUD have to approve the flat rents?**
- **Is this mandatory by HUD?**

*The elimination of ceiling rents and the move to flat rents is a federal requirement. HUD has approval authority over the Housing Authority's flat rent policy.*

- **Does this mean that everyone will have the rent they want?**

*No. This means that those households whose income has increased to such a point that the flat rent would be more economically advantageous than the 30% formula may opt to choose the flat rent.*

- **How much will the flat rents be?**

*During the initial transition year of 2003, the flat rents will be based upon the current ceiling rent levels without the benefit of the utility allowance. The flat rent levels will increase in 2004 after additional analysis.*

- **Will residents have a say in the program?**
- **Does the Plan have information about this?**

*Any change to these levels will be included in future Agency Plans and subsequent outreach meetings. The Housing Authority will set future flat rents that meet HUD requirements as well as to provide incentives to households to seek self-sufficiency.*

- **My rent for a 1 bedroom is more than the ceiling – is this inconsistency in the policy? How does this affect the senior sites?**

*When the ceiling rent program was initiated it did not allow for inclusion of the scattered and senior sites.*

- **I did not even know that ceiling rents were an option, I thought that your rent just automatically goes up when you get a job.**
- **If you are a working family in a large development you automatically go to flat rent?**

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- **What if a household has someone on a fixed income and one person who works?**
- **Under ceiling rents, is your rent not supposed to change if you start to work?**

*Ceiling or flat rents were created to provide an incentive for families entering the workforce a chance to move towards self-sufficiency. They are designed to give those households whose income increases due to employment a chance to retain some of their increased earnings rather than have the continual increase in rents as what occurs with the 30% formula. Most HACLA households incomes are still below the point where the ceiling rents option would have benefited them.*

*The ability for a household to move to ceiling or, in the future, flat rents, is dependent on the total household income. Once that income level increases to a point that a family would benefit from flat rents, they should chose that option. It is not the number of employed persons in a household, it is the total household income that determines the household's benefit to moving to flat rents.*

- **How does Jobs Plus affect the ceiling rents here?**

*Two sites, William Mead and Imperial Courts are the two HACLA Moving to Work/Jobs Plus sites. At these sites, due to the Moving to Work/Jobs Plus program, residents can participate in the Rent Incentive Program. Under this program, household rents are frozen and increases in rents due to any increase in income are gradually stepped for three years. The Rent Incentive program is due to expire on June 30, 2003. Once the Rent Incentive program expires residents at those sites may revert to the basic 30% rent formula, or if their income has increased over the time due to employment, they may benefit from flat rents.*

**ISSUE: DEBT LEVERAGE FINANCING**

HUD is developing the regulatory rules that would allow public housing authorities (PHAs) to access funds from private sources for redevelopment activity at public housing locations. This alternative would allow PHAs to address all the capital needs at a site at one time through a private funding source rather than depending on yearly Capital Fund allocations.

- **Are they trying to make all the people with Section 8 live in one area?**
- **Changing public housing to Section 8 would be a problem for many residents because Section 8 does not pay enough of the rent.**

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*Under debt-leverage financing, the public housing units at the site would convert to project-based Section 8 units. Under this, residents would still pay the 30% rental formula and the Housing Authority, as the property owner would receive the balance of the fair market rent in its HUD Housing Assistance Payment. Under a debt-leverage revitalization program residents would have the opportunity to relocate to different areas using a Section 8 voucher if they chose.*

- **How would HACLA pay back the money?**

*Repayment of loans would come through tenant rents and the increased subsidy generated through project-based Section 8 units.*

- **If HACLA can't pay back the loan then the site would belong to the bank and the bank can then do whatever they want with the property? If that is the case, don't want it for our site.**

*If the Housing Authority were to enter into a debt-leverage agreement with a private investor, the details concerning repayment and default would have to be negotiated and approved by HUD.*

- **Is it true that people will be moved out to make way to charge higher rent to people who move in?**
- **Would this mean that only working people can live in those developments?**

*The purpose of the debt-leverage revitalization is not to relocate current public housing residents. Rather, the goal is to access funds that can be used to do much needed modernization of the property. The actual economic mix of any revitalized site will be dependent upon the terms the agreement the Housing Authority enters into and upon HUD approval. HUD has yet to publish final rules on how housing authorities can enter into debt-leverage deals.*

- **HACLA needs to let people know if their development is slated for demolition.**

*Any site that may be targeted for revitalization will be identified in the Agency Plan. Additionally, the residents at a site for which the Housing Authority identifies for such redevelopment will be involved in the process.*

- **What happens if people at one site keep destroying it?**

*Residents are responsible for maintaining their unit in a safe and sanitary manner. If residents cause damage to a unit above the normal wear and tear they will be*

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*responsible for reimbursing the Housing Authority for that damage. In some situations households may face eviction due to the damage they cause. This is true for all HACLA properties.*

**TRANSFERS**

- **What about large families that need a bigger unit. I have a 16 year-old son and 10 year-old daughter that have to share a room.**
- **Can residents ask to transfer to another unit or development?**
- **The air conditioner is on top of the building above my unit. Is there any way that it can be moved or made less noisy as I can't sleep. Or can I get a transfer to another unit?**
- **Do all sites only have 1 bedroom – are there any two bedrooms that I can move to if I need my daughter to live with me?**

*Whenever there is a change in the size of the household, the head of the household needs to inform the management to ensure that their unit will meet the occupancy standard for the family. Residents who have requested a transfer need to stay in contact with the manager to find out their status on the transfer list. The Housing Authority makes every attempt to ensure that families are in the appropriate size unit for their size and make-up. In addition, the Housing Authority needs to ensure that there are enough units of the appropriate size to accommodate new admissions.*

*Transfers are possible within a site and among sites although the Housing Authority usually reserve intra-site transfers to adjust for occupancy, for an emergency, or for a Section 504 accommodation. At the senior sites, there are no 2 bedroom sized units. If you need an additional bedroom you need to request a transfer to a family development.*

**ISSUE: SECTION 504**

- **What is Section 504?**

*Section 504 refers to section 504 of the Federal Rehabilitation Act of 1973. Section 504 of the law requires agencies that receive federal funds to provide "reasonable accommodations" to disabled applicants and participants of their programs.*

- **Will a disability get someone into housing?**

*A disability status does not move applicants into public housing or the regular tenant-based Section 8 program any quicker than no disability status. There are some special Section 8 programs that are tailored to disabled individuals. These programs include the Shelter Plus Care and Housing Opportunities for People With*

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*AIDS. Applicants to these programs must be referred to the Housing Authority by one of the partnering service provider.*

- **Have they updated this policy since it was instituted?**

*The Housing Authority's Section 504 Reasonable Accommodation Policy was last revised in 1996. Currently the Housing Authority is in the process of updating its Reasonable Accommodation Policy. Members of the public housing and Section 8 Resident Advisory Boards will have an opportunity to provide input to the draft.*

**There were three comments concerning the installation of grab bars in units. They included:**

- **I had grab bars in my old unit, but when I was transferred, the new unit does not have them and I need them. What do I do?**
- **When my unit was remodeled they took out the grab bar & didn't put it back. Do I have to request it again?**

*Residents of Housing Authority units who have a verified medical/physical need for grab bars must submit a request for installation of grab bars to their manager.*

*During unit modification work, it is possible that some bars may not have been reinstalled. Under these circumstances, the resident still needs to submit a request to the manager, but should add the information about the loss of the bars during modification.*

- **The grab bars in the bathrooms are not sufficient. Can we get better ones installed?**

*If there is a problem with the bars that are installed in a unit, the resident needs to bring that information to the manager's attention.*

**There were three comments concerning getting sidewalk ramps installed. Two comments concerned the need for more sidewalk ramps and one about having a ramp installed to a front door from the walkway.**

*The installation of wheelchair ramps on the majority of the streets in the developments is the responsibility of the City of Los Angeles. The Housing Authority can provide curb cut outs on the sidewalks and streets that it owns. Work such as this needs to be brought to the attention of the site manager and the Capital Fund Program.*

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*Installation of front/rear door access ramps on public housing sites is the responsibility of the Housing Authority. Requests must be submitted to the manager along with a verification of the need for ramps by a medical professional.*

- **What can a wheelchair person do if they need help?**

*The Housing Authority has the responsibility to provide reasonable accommodations (which includes physical modifications to units) to applicants and participants that would enable them to participate in the program. The Housing Authority is not responsible for providing social services. If residents need assistance with items outside of the Housing Authority scope, they should contact INFOLINE of Los Angeles County to be referred to the appropriate service provider. The INFOLINE phone number is 1-800-339-6993.*

- **Will it be possible to get this information in the mail or on a fact sheet?**

*Posted at each site is the Housing Authority's reasonable accommodation policy. If residents would like more information, they can contact their manager.*

- **The disabled person would have to pay for the sign language translation service?**

*If a resident or Section 8 participants requires American Sign Language for communicating with Housing Authority, upon advance notice, the Housing Authority will provide this service for scheduled meetings with the resident. The Housing Authority pays for this service.*

- **Veterans should have priority over others for admission.**

*The Housing Authority does provide a preference for veterans in its admissions.*

**ISSUE: UTILITY ALLOWANCE**

- **They don't give us our utility allowance.**
- **What is the utility allowance?**
- **Why eliminate utility allowance?**
- **For families with ceiling rents, how much is their utility allowance now?**
- **Why are we losing the utility allowance?**
- **We don't get any allowance now**
- **Do they set the utility allowance under the 30%**

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*Currently all households receive a utility allowance. The monetary figure is based upon the site and unit size. This is not money given to the household rather it is deducted from the monthly rental payment each household.*

*Under the flat rent program federal guidelines dictate that utility allowances would not be provided to household under flat rents. Families remaining under the standard 30% rental formula would still be provided the utility allowance.*

- **Need to have explained to us why some people have had large utility bills and being required to pay, in some cases hundreds of dollars, for utility, with little warning or time to come up with the money. Someone needs to come and explain this to us.**
- **Why do public housing residents in California have to pay utilities?**

*The only utility that residents receive a bill from the Housing Authority is for natural gas. Residents will receive a bill if they exceed the allotted usage for that quarter. These levels are different for each site and unit size and were established based upon an energy audit conducted by an outside consultant that specializes in the field. The manager for your site should be able to explain your bill to you.*

#### **SECTION 8**

- **What is the difference between Section 8 and HUD?**
- **Will Section 8 be eliminated?**

*The Department of Housing and Urban Development (HUD) is the federal agency responsible for administering federally funded housing and community development programs. Two of the largest programs that HUD offers are the public housing and Section 8 program. The Housing Authority of the City of Los Angeles (HACLA) is the public housing authority that administered these programs in the City of Los Angeles.*

*There currently are not plans that the Housing Authority is aware of for the elimination of the Section 8 program.*

#### **RENTER'S CREDIT**

- **At two senior sites, there were questions concerning the state's renter's credit. Residents were denied the renter's tax credit to low-income residents when they filed their state income taxes.**

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*The Housing Authority as a non-profit organization is not required to pay property taxes. As such, residents of Housing Authority properties are not eligible to receive the State's renter's tax credit.*

**SAN FERNANDO VALLEY SECESSION**

- **What would happen if the valley secedes from Los Angeles?**

*The HACLA is not a proprietary agency of the City of Los Angeles. The HACLA is the owner of the public housing properties, not the City of Los Angeles. If the San Fernando Valley or Hollywood were successful in their bids to secede from the City of Los Angeles, the Housing Authority would remain the public housing authority for those new municipalities at least for the initial stage.*

**RESIDENT EMPLOYEES**

- **What about people who work for housing and you have to be a resident to have the job, is there anyway that they can move out?**

*The Housing Authority has created certain positions that require the holder of the position be a resident of one of its public housing locations. Positions such as Resident Liaison and Resident Cleaner are examples of such positions. Many other positions within the Housing Authority do not require HACLA residency and residents are encouraged to apply for any positions that they may be qualified for.*

**SENIOR SITES**

- **Seems like senior sites are getting overlooked - the family developments get everything.**

*The Housing Authority has an obligation to providing services and management to all of its properties. Some sites, especially the family sites, due to their age and accumulative wear and tear may require more resources than the senior sites to bring the units up to acceptable standards.*

**TRASH**

- **We have too much trash. People come from the outside and dump stuff here. In addition we need a better trash system. When they pick up the cans, most of the stuff dumps onto the ground.**

*The Housing Authority has begun a resident education campaign to encourage residents to inform the manager when there has been illegal dumping in the development. As for the routine trash collection system and receptacles, the Housing Authority will continue to explore more effective systems.*

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- **What can I do when my neighbor's kids trash my front yard? I keep it clean and they have lots of kids who drop trash in front of my house and I get fined if it's not cleaned.**

*Your first approach to solve this problem is to talk with the parents of the children and ask them to tell their children to stop doing this. If that is not successful you need to talk to your manager and see if together all parties can come up with a solution to the problem.*

#### **INCOME ADJUSTMENTS**

- **I get half of my income taken out for child support. Is there anyway that I can get my rent adjusted because of that?**

*Federal guidelines outline for the Housing Authority what expenses are deductible from the household's annual income total. It is important that you inform your manager not only what your income is, but what expenses such as child care and child support you have for them to accurately determine your rent.*

#### **WORK ORDERS/MAINTENANCE**

- **I moved into my unit 3 years ago and still have problems. Do I have to re-call the work order center?**

*Residents are to call the Work Order Center for any maintenance items. For each call to the center, a reference number is assigned. It is important for residents to keep that number. If the work is not completed in a timely manner, you can refer to that number as proof of your calling in the request. If the work is not completed in a reasonable time frame, call the Work Order Center and let your manager know.*

- **Saturday someone came and ran over a tree on the side.**
- **Where I live, the sidewalk is uneven and it is dangerous, someone can trip and hurt themselves. Also water puddles up when it rains.**

*For problems at the site outside of your unit, especially those that may constitute a hazard, residents need to inform the manager as soon as possible. This includes damage to trees and uneven walkways.*

#### **CONGRESS**

- **Can the Housing Authority lobby – why don't you send people like us to talk to the Congress?**

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*The Housing Authority is not allowed by law to lobby, nor use federal funds for lobbying. The most effective thing residents can do is to individually or as part of a grassroots effort contact their congressional representative directly. Each congressional representative has local offices where residents can direct their correspondence.*

**MISCELLANEOUS**

- **Why can't we get the mail to the RAC/RMC mailed directly to us? They drop it in the manager's office and we don't get it from them in a timely manner.**

*Currently the policy of the Housing Authority is to deliver the HACLA interoffice mail to the management office. This is mainly due to the fact that the amount of interoffice mail directed to the RAC/RMC offices is minimal and that most RAC/RMC offices are either directly across from the management office or in an adjacent wing. While it may be inconvenient for some sites, RAC/RMC officers need to develop a system to check in with the manager's office daily to see if any interoffice mail awaits them.*

- **Nickerson residents want a meeting with HUD.**

*Resident leaders are welcome to invite any HACLA or HUD official to their meetings they choose to. Resident presidents should inform their Resident Liaison so that they can assist them in their request.*

- **Every time we have a meeting, we have sign in sheets, even at the RAC meetings. Then we have to give them to HACLA and we don't get them back. How do we know HACLA is not using them for their own purposes?**

*The Housing Authority is responsible for documenting any and all outreach meetings with residents and resident leaders. If the RAC/RMC would like a copy of the sign-in sheets for their own purposes they should let their Resident Liaison know this and one will be provided for each meeting.*

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**CAPITAL FUND PROGRAM**

At the outreach meetings held at each site, attendees were provided a listing of comprehensive modernization work for their site – past work as well as present and future planned items were included on the list. All remarks related to maintenance, repairs of individual dwelling units, and yard work were reported to the Management Office at each site, after the presentations. In addition, during the Capital Fund presentation, residents with specific maintenance concerns were encouraged to contact the Work Order Center. General requests for future projects, for example the request for the creation of space and programs for senior exercise activities, were passed along to Senior Management staff after each presentation. Not all questions posed were related to Capital Fund related projects. Non-Capital Fund questions were responded to by the site manager and/or the Design Construction Services Project Manger for the site who were in attendance at the meeting.

The provision of capital improvements is based on HACLA's assessment of overall physical needs of all of the developments, with priority given based on the extent and/or nature of a building's physical and/or security problems. HACLA is required to first address any deficiency that affects the health and safety of residents. HACLA's assessment of design and security issues is ongoing. Planned measures to address design and/or security issues are implemented based on that assessment. HACLA's budget for capital improvements is limited and standardized across the developments. A menu of amenities and improvements is being provided in an ongoing fashion at all developments, according to assessed need.

It is important to note that the HACLA understands residents concerns and desires to have certain improvements to their site, and the input residents provide at the outreach

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meetings is greatly appreciated and useful in helping to shape future Capital Fund Work plans. At the same time, it must be reiterated that the funds the Housing Authority has available to do any level of modernization is dependent upon Congressional allocations. Each year the Housing Authority has to reevaluate its list of targeted capital projects with the identification of unexpected emergency needs and a shrinking level of federal funding for modernization work. This is the reason why at times, what residents were told was planned at their site might have changed in the following year's work plan.

The following are the Capital Fund related questions from various sites.

#### **ESTRADA COURTS**

- **Need places, opportunities for seniors to exercise**
- **When will the remodeling of the kitchens be done?**
- **When will the plumbing at EC be fixed?**
- **The smoke detectors are too sensitive.**
- **My unit has a lot of problems with it (wood on the floor broke, windows are falling apart, need a shower...). I call about them but no one pays attention to the problems.**
- **In the Extension, they remodeled in 1999, they did a bad job – will they repair what they did in 1999?**
- **Are the windows and doors to be done for all of EC?**
- **The skateboard park is a good idea because too many times people are bothered by the kids on their skateboard.**
- **The tot lots – the sand goes into the sewer and clogs them up. Either remove the sand or cover them up. The block captains end up cleaning them up.**
- **The new security bars/windows are hard to open, not safe in case of an emergency.**
- **Can we get a fence around the whole neighborhood?**
- **In the new windows installed in the kitchens, we can't open them. It's not good because we can't get any airflow.**

*Estrada Courts (Cal 407) is scheduled for full Comprehensive Modernization (Comp Mod) improvements to begin after the completion of the Comp Mod work at the Extension (Cal 420), which should be complete in 2003. Comp Mod work at Estrada Courts will include plumbing upgrades according to need. New windows and doors will be provided at all units as part of Comp Mod. The kitchen windows currently installed in the Extension as part of Comp Mod work are compliant with building and safety codes for egress and ventilation. The kitchen windows in the Extension will be changed from fixed to openable in future Comp Mod projects. If budget permits, kitchen windows will be changed to openable in the already-modernized units at Estrada Extension. Tree trimming needs should be reported to the site Manager.*

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*The request for recreational facilities for seniors will be taken into consideration in future Capital projects. In the meantime, that request should be forwarded to Resident Relations via the site Manager or the Resident Liaison assigned to the site. Overly-sensitive smoke detectors and inoperable security bars are safety issues that should be reported to the Work Order Center. All Comp Mod work performed by contractors are subject to a one-year warranty. Please report any deficiencies in Comp Mod work to the Work Order Center. If there are deficiencies in workmanship or materials within the first year after installation, those problems must be repaired by the contractor. As for the sand in the tot-lots: sand, when properly cleaned and maintained, is a safe fall protective surface as well as being a Consumer Products Safety Commission (CPSC)-Compliant play equipment in use at HACLA developments. Sand is the predominant type of surfacing utilized by the City of Los Angeles Parks and Recreation Department for City parks as well. The Housing Authority has a preventive maintenance program for the playgrounds, which includes removing play-lot sand from common areas. Any problems with playground sand needs to be reported to the Work Order Center. Fencing will be considered for future capital improvement schedules.*

**IMPERIAL COURTS**

- **Improvements are needed for the playground.**
- **Need better security lights, few of them are working and it's very dark.**
- **Don't think it is a good idea to build a childcare if the hotel is going to stay there.**
- **With the opening of the new childcare, will the other buildings (child care sites) remain?**
- **Won't a new childcare center compete with the ones we already have?**
- **What about the plans that Park & Rec has for adding building to the field? We don't like it because the field is the only place we have for the older kids to play sports.**

*Improvement to the play areas are scheduled to occur in 2003.*

*The Housing Authority has continually looked for more effective exterior lighting at the sites. This includes not only lighting that is bright enough but with fixture features which are less prone to vandalism. This has been an on-going challenge and one that the Housing Authority will continue to address. The Housing Authority has entered into a partnership with the Los Angeles Department of Water and Power (DWP) to address this problem. Over the next three years, the DWP will install and maintain exterior lighting at the family developments. In the mean time, residents can assist in this problem by informing the manager when the exterior light fixtures are not operating properly.*

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*The site for the permanent child care center as well as the plans for it have been an on-going project initiated by input from residents. The Housing Authority, along with the city has tried to deal with the owners of the hotel next door. As it will take a couple years for the project to be completed, there is still time to solve the issue of the hotel and its impact on the childcare center. It has been projected that the need for childcare at Imperial Courts will be balanced by the addition of the new childcare center; meaning that the new center will not compete with the existing programs since there is enough need at Imperial Courts to sustain both. The Housing Authority is not aware of any plans for the City's Department of Recreation and Parks to build on the play fields.*

#### **PICO GARDENS**

- **Is it possible that we can have a hose bib on the second story? Currently when we need to clean off the deck and stairs, we have to drag a hose through the house.**
- **The linoleum on my floor is separating – I have already called the work order center.**
- **Is there any way that we can get a water filter machine?**
- **We were supposed to have storage units with doors installed in our carports.**
- **There is no way to exit the second story of the unit in case of an emergency.**
- **The emergency exit (bars?) in my unit were put in incorrectly.**

*Residents are asked not to use hoses (or any other method) to water the deck and stairs since they are made of wood. Water will create unrepairable damage to the wood. These areas should be swept with a broom and if necessary, cleaned with a damp mop. If residents want filtered water they can purchase the type of system that attaches to their faucet. Storage units with doors are planned for installation in the carports during 2003. Any problems or deficiencies with the construction of units should be reported as quickly as possible to the Work Order Center for repairs. If residents experience delayed responsiveness after contacting the Work Order Center they are asked to try again and then follow up with your manager until the matter is addressed. It helps in tracking work request if residents keep the work order reference number that their request is assigned. The units at Pico Gardens have been constructed in strict compliance with Building and Safety Codes for emergency egress.*

#### **RANCHO SAN PEDRO**

- **When do they plan on remodeling the social hall for the community center?**
- **A senior center activity center - where will that be?**
- **Where will the multipurpose center be?**

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*The Social Hall remodeling will begin late in 2002 and finish near the end of 2003. The senior activity center will be included in the new Multipurpose Center, which will be built in the Extension, in the south-easterly area of the entire Rancho San Pedro/Extension complex.*

**NICKERSON GARDENS**

- **We need window bars. The mesh screening that is on the ground floor back units is no good because we can't open those windows in case of an emergency.**
- **We are always told of stuff that we will be getting and it never happens. Other sites get the stuff we identify as needed.**

*All security windows and doors installed in HACLA dwelling units are installed to Building and Safety Code specifications. By code, security bars must have a working quick-release mechanism. If it appears that the mechanism is not working properly residents should report this to the Work Order Center immediately. HACLA's assessment of design and security issues is ongoing. Planned measures to address design and/or security issues are implemented based on that assessment. Major work either completed, in progress, or planned for Nickerson include remodeling of bathrooms and kitchens and new roofs.*

**SAN FERNANDO GARDENS**

- **We have been fighting for years to get air conditioners. They tell us it is a luxury, but the heat is a real problem for elderly and children.**
- **We need window bars for security.**
- **Need to fix or install the entrance gates.**
- **Need to upgrade the antennas on the first buildings that were modernized. Ours does not work well.**

*Over the past three years, the Housing Authority has provided fans for elderly residents at San Fernando Gardens. The Comprehensive Modernization now underway will help alleviate the summer heat problem. With the new security window screens and security screen doors, residents will be able to keep windows and doors open to create an effective cross breeze. Effective utilization of a cross breeze will noticeably lower the temperature of dwelling units during the summer months. The Comprehensive Modernization now underway will include replacement of water and sewer lines as needed, lath and plaster stucco improvements, ceramic tile replacement, resilient floor replacement, painting, range hoods installation and kitchen cabinetry, plumbing and heating repairs, and electrical upgrades. All Comp Mod work performed by contractors is subject to a one-year warranty. For this*

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*reason it is important that residents report any deficiencies to the Work Order Center so that repairs can be made as quickly as possible.*

**SIMPSON SATICOY**

- **The front door is very heavy and cannot be opened long enough for people to bring in groceries or if they are handicapped. It is not safe. Can we get an automatic door or one that can stay open long enough for elderly and handicapped people to get in safely?**
- **Can we have some additional parking for visitors – currently there are only 4 spots.**
- **Can we change from the gas stoves to electric? Gas is not safe – people can forget to turn it off or think that it is off and leave it on. It is hard to light the heater because it is on the ground and I can't bend down.**

*To refit all units with electric heaters would be a capital improvement which would have to be assessed in relations to other needed work items. The HACLA will consider this request for future program years.*

*Parking is limited by the size of the lot, the minimum required number and size of regular and handicapped parking spaces, the population of the building, and the need to maintain a fire lane.*

**WILLIAM MEAD:**

- **When is the electric upgrade happening and what buildings?**

*The electrical upgrade is scheduled to commence in January, 2003, in 4 buildings: numbers 21, 22, 23, & 24.*

**PUEBLO DEL RIO**

- **Will Pueblo be remodeled like the Extension? – If so, don't like the inside of the remodel – too small - not enough space for the stuff we have.**
- **With the reduction in capital funds money, will there be money to do the remodel on the social hall?**
- **How much longer will it take to complete the work that is going on in the extension?**

*The renovation of the Social Hall is funded by a County Recreation grant and is therefore not affected by any shifts in Capital Funds. Capital Improvements to the insides of units must by their nature make use of the existing space. During the design phase for Comprehensive Modernization consideration is taken to improve the existing space as greatly as is possible.*

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*The Comprehensive Modernization now underway at the Extension is scheduled for completion in 2003.*

**ART SNYDER/YOSEMITE**

- Outside of the building needs to be painted.
- The drainage along the side of the building is very bad when it rains. The people who live along that side on the ground floor suffer from additional cold. We have been saying this for years.
- The air conditioner needs to be serviced/cleaned.
- Fix the pavement in the parking lot.

*Painting of the exterior of the building, the parking lot, and the drainage situation will be evaluated and considered for future capital fund years. The air conditioning system for the common areas is serviced yearly and as needed.*

**AVALON GARDENS**

- The space in the remodeled social hall, would the Computer Learning Center be adjacent to the senior space?
- We got a grant 4-5 years ago for computer room, is that this?
- 10-15 years ago there was talk about remodeling bathroom, and by the slip it just happened last year, it seems like we are not getting our share of the capital funds.
- Need to replace windows.
- Stuff that are in the present always end up in the planned column – things never get done and we keep talking about them at these meetings. Why don't we get the stuff completed that was told to us?
- When will the work begin for the security doors and window bars?
- At past sessions we were told that windows, balconies and new locks would be installed by April but nothing has been done yet.
- We were also told that there would be job opportunities and I am waiting for those opportunities so that I can pay my rent.
- We need window bars and fences for the yards.
- Why isn't parking assigned using the apartment number?

*For the renovation of the Social Hall, the design process, including input from residents, is currently in operation. The renovated hall will provide space for a variety of programs, including senior activities. This space will be located next to the Computer Learning Center. HACLA's assessment of design and security issues is ongoing. Planned measures to address design and/or security issues are implemented based on that assessment.*

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*Through the Capital Fund Program the Housing Authority is able to train residents in many of the building trades. The provision of training is not a guarantee for fulltime employment with the Housing Authority as the goal is to provide as many residents as possible with employable skills. Residents are encouraged to continue to develop the skills they learned during their apprenticeship with the Housing Authority's construction company, Kumbaya, in the private market. Rents are based upon a household's income, if there is a reduction in the income due contact your manager to have your rent adjusted.*

*Each unit is allowed one parking pass. Unauthorized vehicles are ticketed if parked in Housing Authority parking lots. Attempts at assigning parking spaces have been unsuccessful due to the conflict that it created between residents. As has been previously mentioned, with the inconsistent level of funding for modernization as well as the need to address unexpected emergencies, previously planned projects may, at times, have to be postponed.*

**MAR VISTA**

- **Our bathrooms are in bad conditions (toilets, tubs...) can those be redone?**
- **The whole bathroom should be remodeled.**
- **Kitchens should include garbage disposals.**
- **The cabinets in the kitchen should be redone.**
- **Need doors for the closets.**
- **The backdoor in the kitchen (security screen) – need to get a better type because the one that is on my door currently, it keeps breaking and they have to come out to fix it and I have to pay. It would be better if there was a good one installed in the first place.**
- **There is no insulation in the units – sometimes it's too cold in winter or too hot. Need to totally redo the units.**
- **Will we be able to have carpeting?**
- **My kitchen floors are really bad. There are holes and when they fix it - it doesn't match.**
- **When they replace tubs – need to install shower doors.**
- **What can we do about the water pressure - you can't take a shower if the neighbor is watering their lawn.**

*For 2002, only the kitchen countertops will be replaced. There is not the funding available to do a full modernization of the kitchens. Planned for 2003 and 2004 is the replacement of windows and installation of security screens and doors. Shower doors will not be installed. To prevent water from going on the floor, residents should install a plastic shower liner that drops to the interior of the tub. Carpeting*

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*will not be installed in the units. Residents can lay an area rug if they would like carpeting.*

**GIBSON MANOR**

- **Is the \$20 million for all properties?**
- **Patio areas weren't asphalted and they were supposed to have been.**
- **Need to have the patios resurfaced.**
- **What about having the exteriors of the windows washed – especially for the upper story units.**

*The \$20 million figure in the presentation is the estimated total Capital Fund award for the entire Housing Authority or the year.*

*The resurfacing of the patios will take place in 2003. Window cleaning and other similar needs should be reported to the Assistant Manager responsible for the site.*

**INDEPENDENT SQUARE**

- **Need lighting in the exterior of the building, you can't see who is on the other side of the back door.**
- **Is it possible to get a cutout in the sidewalk so that a wheel chair can go from the front of the building straight into the street (directly in front of the building)?**

The need for additional exterior lighting will be assessed and be considered for future capital fund projects. The sidewalk in front of the building is City property, not that of the Housing Authority. The Housing Authority will ask the city to consider this request.

**JORDAN DOWNS**

- **Enlarge the gym**
- **Need more exterior lighting on the back side of the buildings.**
- **Need more kids playgrounds over on the 101<sup>st</sup> Street side.**

The gymnasium at Jordan has undergone substantial remodeling and expansion. The gym is currently at its maximum size. Lighting is an on-going challenge. The Housing Authority is assessing this aspect at each of its sites. The partnership with the City of Los Angeles Department of Water and Power (DWP) will continue for three years and will provide new exterior lighting and maintenance of the lighting by the DWP. The need for additional play areas will be considered for future program years.

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**ISSUE: AGENCY PLAN**

- **Who gets a copy of the plan?**

*The Section 8 Administrative Plan is a supporting document to the Agency Plan. Copies go to the local HUD office, Senior Housing Authority staff, and the City Attorney's office. For public access, the Agency Plan is also available for viewing at the Housing Authority's main office at 2600 Wilshire, other Section 8 and public housing offices and on the Internet at [www.hacla.org](http://www.hacla.org). Copies are also provided upon request to firms and organizations who have a need for them as they seek to do business with the Housing Authority and to attorney's who may need them for specific cases.*

- **Is this the first time that you have meet with Section 8 people?**

*The Section 8 Division began meeting with families on an annual basis in 1999. In 2001 the Section 8 program began to develop the Joint Advisory for Neighborhood Empowerment (JANE) and hold regional meetings as part of the Agency Plan process.*

**ISSUE: SCREENING AND TERMINATION**

- **What proof would a landlord need evict a tenant?**

*In order to evict a family a landlord needs to meet the standards for a civil action in court. This is generally called a "preponderance of evidence." That means the judge will weigh the evidence for both sides. The judge decides based on whichever way the scale tips.*

- **Random drug testing – do tenants have to have drug test to be in the program?**

*Random drug testing is not a requirement in the Section 8 program.*

- **There were three comments from the Central region concerning what tenants can do where there is illegal drug activity occurring in their building.**

*The Housing Authority has no control over non-Section 8 tenants. Depending upon the circumstances tenants can inform a landlord of the activities occurring and/or contact the police department.*

- **Is this (the screen and termination policy) proposed?**

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*Yes. The Board of Commissioners will have the final say in what the Administrative Plan contains. In addition, HUD has a right to review any change to the Section 8 Administrative Plan that the Housing Authority considers a "significant amendment" to its Agency Plan. The Housing Authority will assess the requirements of the HUD rules and potential liability of the Housing Authority in accordance with procedures being reviewed by General Counsel as part of the HACLA's due diligence review.*

- **Numerous questions concerned who would be screened were asked. All Section 8 families or just new ones?**

*Current participants will not be screened in the tenant-based program. However, owners in project-based programs can ask the Housing Authority to screen adults for lease enforcement and eviction actions.*

- **Usually landlords do not evict due to alcohol, why is it included?**

*Congress decided that alcohol abuse should be added to the grounds for eviction and denial of participation.*

- **What is included in the "drug" category? Are they talking about hard drugs only?**

*A family can be evicted and terminated from Section 8 for any drug related criminal activity or for violent criminal activity. All illegal drugs are included. A family can also be denied admission if any member of the household is required to register as a sex offender in any State.*

- **Can you bring an advocate or representative to the hearing?**

*Yes.*

- **What about people coming out of jail?**
- **If there is an eviction for drugs, is the family permanently barred from Section 8?**
- **If someone in the family is a recent parolee, can the family get Section 8?**

*All persons are subject to the same requirements and the same time frames. If any member of a household was evicted for drug related criminal activity, the entire family is barred for at least 3 years. Parolees are subject to the same requirements as anyone else.*

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- **What constitutes a felony?**

*The Federal government and State governments determine what crimes are felonies. However, a crime does not have to be a felony to result in being barred or terminated from Section 8.*

- **Am I responsible for my guest?**
- **Is this effective for all programs?**
- **What happens if a minor child does something away from the property and gets convicted for it, will the family lose the voucher?**

*You are responsible for guests and invitees. You are responsible for the actions of your children wherever they are. The termination and denial policy covers all programs.*

- **How can I be sure that a medical aide I have has a good background?**

*The Housing Authority will screen all new live-in aides, whether for an existing family or a new applicant. You will be advised if there is a problem. The Housing Authority cannot screen for existing live-in aides in the tenant-based program. The Housing Authority can screen an existing live-in aide in a project-based program only if requested by the project-based owner.*

**ISSUE: SUCCESS RATE SERVICES**

- **What is success rate?**

*It describes how successful families are at finding acceptable housing with a voucher. It is the number of families who are successful divided by the number of families who actually received a voucher. A higher success rate is better.*

- **Numerous participants asked if the Housing Authority could assist families with their security deposit as that is often the biggest problem in moving into a unit.**

*The Housing Authority is not funded to provide money for security deposits. Families have to be prepared to have the security deposit available when they begin their search for housing.*

- **Maybe from Washington they can do something to attract landlords by giving them incentives such as tax breaks if they rent to Section 8 participants.**

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*Congress would have to pass a law to do this.*

- **There were many questions, concerns, and suggestions as to the problem of attracting owners to the Section 8 program.**

*The Housing Authority has an owner services unit that provides information to owners in newsletters and by speaking to owner's groups. Owners are not required to take Section 8. Some owners do not like additional paperwork. Others do not like having initial and annual inspections of their units. Other owners feel they can get more money outside Section 8. Congress does not allow us to give any real incentives to owners except to insure that the Housing Authority portion of the rent gets paid on time. Stereotypes occur because individual people cause individual problems. Owners (and others) then make their own judgments and generalize about the program and the people involved.*

- **Would the Tenant Empowerment Success Strategies (TESS) be available for tenants already in the program?**
- **HACLA should train tenants to sell themselves.**
- **Open services to all.**
- **Would be good to know the steps that lead to successful Section 8 participation.**
- **What types of non-profits are involved?**

*TESS services are available to anyone who has a voucher to look for housing. Steps for success will be a part of the program. The Housing Authority currently provides a video that is played for all new families when they receive their vouchers. The Housing Authority has not decided what non-profit organizations will be involved. We will be exploring possibilities in this area.*

- **Why are the other Section 8 programs more successful?**

*Other Section 8 programs, such as Shelter Plus Care and Housing Opportunities for People With AIDS (HOPWA) provide additional services to participants that help them to locate a unit.*

- **What about the new city ordinance?**

*The ordinance does not require owners to rent to Section 8. It merely says an owner cannot terminate a contract with the Housing Authority and then require the Section 8 participant to pay the additional rent.*

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- **Two comments expressed their concern that the people providing services are sensitive to different cultures and treat everyone fairly.**

*The social service providers that the Housing Authority contracts with are experienced in working with diverse populations and will be expected to treat Section 8 participants equitably and fairly.*

- **Owner incentive – why is Section 8 undesirable to property owners – eliminate some of the paperwork?**
- **What is the problem, why can't HACLA just get the checks to the owners quicker – why create a new program to do that? – Its like running a business, you get your checks out on time.**

*The Housing Authority has an excellent record of getting our checks out on time once we have a signed contract. Unfortunately the initial process requires the cooperation of all parties: employees, families and owners. When one party is late in submitting the required paperwork, the whole operation suffers. HUD will not allow checks to be issued until the tenant and owner sign the lease and the owner signs the contract. The Housing Authority is doing all it can to streamline paperwork and procedures at the same time we must meet government regulations.*

- **If we have a voucher, is it being "used?"**

*If a family has a Section 8 contract, the voucher is being used. If the family has no contract but is looking for a unit, the voucher is not being "used" in the strict sense, but it is not available for use by another family.*

**ISSUE: PROJECT BASED ASSISTANCE (PBA)**

- **Most participants at the meetings agreed that this was a good option for the Housing Authority to ensure affordable housing in the city.**
- **How many Section 8 units can be in a building?**

*In an existing building 25 percent of the units can be under the Project Based Assistance (PBA) Program.*

- **Does the city own the buildings (PBA buildings)? What happens if the owner defaults?**

*The buildings are privately owned by for-profit owners, non profit owners, or the Housing Authority. If the owner defaults, the holder of the mortgage gets the building. In some cases HUD could get the building if it insured the loan.*

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- **Can you move out of a PBA unit and keep the voucher? How long can someone live in one of those units?**

*There is no limit on how long one can live in a PBA building as long as the building is still under an active Section 8 Contract. When the PBA contract expires, so does the subsidy for those units in that building. New PBA contracts may be for ten years and can be extended if Congress provides the money. A new law states that families must remain in a PBA building for at least one year. After that they can move and keep their Section 8. HUD has not clarified whether this law applies to all existing PBA contracts or only to ones beginning after the law was passed October 27, 2000. HUD is still working on revising its rule.*

- **Many comments expressed interest as to how owners would learn about this opportunity to participant in the PBA option.**

*The Housing Authority must first publish a Request For Proposals in local newspapers and notify all owners, developers, and organizations who have already indicated they would like to participate in such a program. Owners then attend a meeting during which their questions about the program and its requirements are answered. The owners must then provide information in their proposals so that the Housing Authority can rate them according to which are most likely to succeed and to provide the best benefits. The Housing Authority will publicize its offer as widely as possible.*

- **Besides PBA, what is being done to increase the availability of Section 8 housing – what kind of program or outreach is being done to develop more affordable housing?**

*The Housing Authority is active in many private and non-profit housing groups in addition to its participation in City endeavors.*

- **The Housing Authority owns buildings?**

*The Housing Authority has over 7550 units of public housing, most of which are located in the 15 large family developments with the remainder in dedicated senior sites or small scattered buildings. The Housing Authority also owns over 650 senior and 35 family project based units and 621 market rate units located throughout the city.*

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- **There are a lot of abandoned buildings throughout the city – could the Housing Authority buy some of these building and improve them. Residents can help with the improvements – sweat equity like Habitat for Humanity.**

*In the past the Housing Authority has looked at many abandoned buildings. Generally they are in such bad condition that it is more economical for them to be torn down.*

- **Does it help the families or the builders? Not creating new housing just moving resources about and shuffling voucher holders. Those who get into the PBA units have fewer options.**

*Families, current owners, and developers of affordable housing can be helped. When buildings start to deteriorate badly only one of two things can happen – they get rehabilitated or get torn down. If they get torn down, it is generally because a private investor wants to build market rate or more expensive units on the property, not affordable or assisted housing. It is true that providing project-based assistance for existing buildings does not add more units to the housing stock. But it preserves existing units, upgrades them, and makes them available to low-income families. That is better for low-income people than tearing them down and replacing them with units that rent only to people with higher incomes.*

- **This is a way to move more people to more suburban areas?**

*If buildings are available and affordable in suburban areas and if owners of these buildings are willing to participate in the program.*

- **Will the buildings that get these vouchers be kept up to code?**

*Yes these buildings would be inspected at least annually.*

- **Need to ensure that there is racial balance in the units.**

*No owner can discriminate against persons because of race, color, sex, religion, creed, disability, or national origin. Owners of federally assisted housing have to abide by all fair housing laws and regulations. As long as owners abide by fair housing laws, they are free to free to rent to whom they please.*

- **How do people find out about these units?**

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*Owners generally advertise them on signs at the site and in the newspapers. The Housing Authority and the local HUD office have lists of buildings with project-based assistance.*

**ISSUE: SHELTER PLUS CARE WELLNESS VOUCHER**

- **Good Idea!**
- **I am in Shelter Plus Care, could I get a regular Section 8 voucher? I have been trying to get advice on how to do this. I have gone through programs, gone to school, don't need the services any more, but need the voucher. Am I going to be stuck in Shelter Plus Care my whole life?**

*The Wellness Voucher would enable you to do this if your Shelter Plus Care service provider recommends such a transition. It is not up to the Shelter Plus Care client to chose this option.*

- **If there is no change to the Shelter Plus Care participants, why change it?**

*The change is not in the Shelter Plus Care program itself. What the Housing Authority is proposing is a mechanism for individuals who are "graduating" from the services they were receiving from Shelter Plus Care providers, the chance to maintain their housing assistance. This would enable the household to continue their move towards self-sufficiency by moving them to the tenant based Section 8 program.*

- **If people didn't have the incentive, they may tend to stay in the Shelter Plus Program longer than they need to.**

*We agree. This will free up Shelter Plus Care vouchers for families that really need the services the program can provide.*

- **Are people in the Shelter Plus Care program subject to the termination procedures?**

*Yes. Participants of any assisted housing program are subject to the termination policy.*

- **What is transitional housing?**

*It is housing that is intended to be temporary to allow a family to locate and move into permanent housing.*

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- **There is one building in North Hollywood, is that a shelter for this?**

*The Shelter Plus Care program is not synonymous with traditional homeless shelters. This program was designed to provide housing (“Shelter”) to individuals/households who are participating in social service programs for such problems as substance abuse or mental counseling (“Care”).*

- **What types of apartments do they live in?**

*A family in the Shelter Plus Care program may participate in project-based, sponsor-based, or tenant-based components. Each participating organization determines what type of property it will offer.*

**ISSUE: HUD INCOME LETTER**

- **Is this for current tenants?**
- **Dispute resolution should be available, we should know about this before hand.**
- **I thought that the HACLA already had our income info because we give it to you?**
- **Why can't the housing authority access the IRS info?**
- **How can there be a discrepancy – we have to tell you our income.**
- **What if there is an error and it isn't the tenant's fault – not fair that they will lose their voucher.**
- **Your privacy is under scrutiny.**
- **Good idea, people should be honest to deserve their unit – there should be zero tolerance of dishonesty.**
- **Couldn't this result into a federal charge about someone – fraud?**

*Discrepancies can occur because of honest mistakes, forgetfulness, or fraud. If it is due to fraud, the family will lose its Section 8. The Housing Authority does not have the right to access Internal Revenue or Social Security records without the individual's approval. Congress did give HUD the right to screen reported income against these records. HUD screens income information that housing authorities provide for all participants against Social Security and IRS records. If there is a discrepancy, HUD sends a letter to the family and asks them to contact the housing authority. HUD will send this letter several times as well as notify the housing authority that the letters were sent and there appears to be a problem. HUD cannot send the actual information to the Housing Authority because of privacy laws. If the family does not respond, the Housing Authority terminates the family's Section 8. Families are always offered the opportunity to explain their case and to have a hearing before they lose their Section 8 benefits. In less serious cases families can*

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*negotiate to repay the Housing Authority for overpaid assistance. In more serious fraud cases the Housing Authority can refer the case to the District or City Attorney's office for a criminal prosecution.*

**ISSUE: SECTION 504 – REASONABLE ACCOMMODATIONS**

- **Is this a proposal?**

*No. It is part of Federal law.*

- **What if I have an animal (seeing eye dog or a companion dog) can I get a larger unit?**

*Probably not. The animal can share the unit you are allowed to have based on your family size.*

- **Section 504 worked for me, I had to go past the manager to get it resolved, but I was able to get the accommodation that my family needed.**
- **Who pays for the accommodations?**

*In the tenant-based program, if a unit has to be physically modified, the law states that the owner is not required to pay for the modification. There are some organizations that will do minor modifications for persons with disabilities at little or no cost. The owner must always approve of the modification before work begins and the tenant is responsible for restoring the condition of the unit upon vacancy.*

*In project-based programs the owner will generally have to pay for the modification because he is under a HUD contract that requires it. In those cases where high cost is a factor, the owner may be able to justify not making a major modification to the unit. In these cases the owner and family can usually come to some agreement about the amount of changes required, or the owner can offer the family another suitable unit on the premises.*

- **Can a reasonable accommodation be moving to the top of the building if my neighbors are making too much noise?**

*A reasonable accommodation can be made for a person with a verified disability and where the request is directly related to the disability. Your landlord might want to advise your neighbors to stop making noise, if it is excessive, rather than move you to another unit. You should discuss this with your landlord.*

- **I know a handicapped person who is paying too much for rent.**

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*You might want to advise this person to apply for Section 8 by calling 1-800-555-4501, TDD 213-252-0103 or on-line at [www.hacla.org](http://www.hacla.org).*

- **Landlords have a concern about making alterations to the unit.**

*It is the landlord's property and a landlord wants any alterations to be done properly. Nevertheless the law requires that he/she allow tenants to make "reasonable" modifications to a unit as necessary to enable a disabled tenant to use the unit. You may have to give written assurances that any work is done according to City code, and the owner may take a reasonable amount of money in escrow to insure the property is restored to good condition when you leave the unit.*

- **How can seniors have a pet? I need one and my landlord won't let me have one.**

*The ownership of a pet is not in and of itself a reasonable accommodation. There must be a verified medical need for the animal to qualify for a Section 504 reasonable accommodation.*

**ISSUE: JOINT ADVISORY FOR NEIGHBORHOOD EMPOWERMENT**

*The opinion of all participants at the regional meetings was very positive towards the idea of creating a program for Section 8 participants to get involved and to learn and be a spokesperson for the program. Issues that participants raised included the following:*

- **The need for consistency in policy, procedures, and resources for JANE.**
- **When and where meetings should be held and the frequency of regional and city-wide meetings.**
- **Notification and advanced preparation of meetings.**
- **The formation of a city-wide board including the number of representatives from each region, the role of the city-wide board, the frequency of meetings, and the tenure for city-wide representatives.**
- **Participation of landlord in JANE and the need for JANE to be a tool to educate landlords about "real" Section 8 participants and not just the stereotypes they hear of.**
- **What can be done to get more people involved in JANE.**
- **Different methods of communicating with Section 8 participants in general and JANE members in particular. The use of newsletters, e-mail, and the internet including a link from the HALCA website to a JANE only page.**
- **Topics for future meetings – policies and programs that are informative to all Section 8 participants (homeownership, Family Self-Sufficiency, general**

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**Section 8 policies...)** and trainings for JANE members (public speaking, community relations, group management....)

*The Housing Authority goal for JANE is to become an effective voice for Section 8 participants in the City of Los Angeles. The details of how JANE will be staffed and administered are still be formulated at this time. There are plans to continue regional meetings in the upcoming months to begin to provide JANE members the training on Section 8 policies and other topics that have identified as important.*

**ISSUE: RENT PAYMENT**

- **How can I ensure that my rent is being calculated correctly? Can I get something in writing as to how it is calculated?**

*The Housing Authority provides ongoing training for its staff in calculating income and rent. If you have a problem, contact your Section 8 Advisor or his or her supervisor.*

*While each household's specific rent calculation is unique to that family, the basic formula is as follows. The total annual household income is established. Allowable deductions are identified and subtracted from the annual income to come up with the adjusted annual income. The adjusted annual income is divided by 12 to determine the adjusted monthly income. The adjusted monthly income is multiplied by 30% to determine the tenant's portion of the rent assuming that the rent is within in the established Voucher Payment Standard.*

*Your Section 8 advisor can provide you with the specifics concerning your household's rental calculation.*

- **I don't feel that child support should be counted as income because sometimes you receive it and sometimes you don't.**

*HUD determines what income is to be counted. If you can prove that the income you receive is not regular over the period of a year, the Advisor might be able to adjust the amount of income counted to reflect what you actually receive over the entire year.*

- **Throughout the year my income goes up and down it is not consistent – how can my rent be adjusted correctly – can my year-end tax records be used?**

*Where income is not regular, we average the income out over the year or base the expected income on what happened in prior years. You can provide a copy of your*

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*prior tax returns and annual wage or other income statements to assist us. If you have a decrease in income, you can report it and ask for an income review. After that your rent will go up or down based on your income changes until the next regular annual reexamination.*

- **I was paying the utilities for another unit, the HACLA said it is a legal matter and couldn't do anything – what should have happened?**

*You would have to bring your individual case to the office manager for research or to an ombudsperson.*

**ISSUE: L.A. CITY - MISC**

- **City council passed an ordinance saying that landlords cannot deny Section 8.**

*Ordinance # 174501, approved on April 9, 2002, provides that landlords may not refuse to renew a Section 8 contract with the Housing Authority and then demand the tenant to pay rent in excess to what they paid under the Section 8 program. The city's Rent Stabilization Ordinance outlines for the 12 legal reasons why a landlord may evict a tenant. Owners are still free to accept or reject Section 8 participants when renting their units.*

*For additional information concerning the city's Rent Stabilization Ordinance contact the Housing Department of the City of Los Angeles at [www.lacity.org/lahd](http://www.lacity.org/lahd) or 1-800-994-4444.*

**ISSUE: RENT CONTROL**

- **Who does rent control?**

*"Rent Control" is an ordinance of the City of Los Angeles. The Housing Department of the City of Los Angeles is responsible for enforcing the City's Rent Stabilization Ordinance. Not all rental units in the city are covered by rent control. The City's Housing Department can verify if your unit is covered by this ordinance.*

- **What happens if the Valley breaks away from L.A., could we lose rent control?**

*All current City laws would continue for a minimum of 120 days. After that it will be up to the new city to determine the laws for that city.*

**ISSUE: HOUSING ALTERNATIVE**

- **Government should buy the abandoned buildings and make them better available to low-income residents.**

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*Our experience is that abandoned buildings were abandoned because they were generally uneconomical to repair and maintain. The Housing Authority uses a broker to check into various buildings which might be purchased and repaired with the funds available. Congress does not provide much funding in this area so we often rely on non-profit organizations who deal in providing affordable housing who have access to money and expertise in the area.*

- **What is a “unit” – can lofts, storefronts, converted commercial space be considered a “unit”?**

*If the space has been converted and receives a Certificate of Occupancy from the City of Los Angeles it would be considered a residential unit.*

- **Can I rent from my brother?**

*In general, renting from relatives under the Section 8 program is forbidden by federal law. Sometimes a relative can rent to a family member if that person is a person with a disability and the unit will provide a “reasonable accommodation” for that disability.*

- **Are there special Section 8 programs for terminally ill people?**

*While there are some programs for seniors and disabled persons, none is specifically for persons who are terminally ill. The Housing Authority administers the Aftercare program for disabled persons and the Section 8 Medicaid Waiver Program. In the Waiver Program, governmental and other agencies refer persons to us who are at risk of being placed in hospitals, nursing facilities or intermediate care facilities. The Waiver Program provides an alternative by providing these persons with a voucher to allow them to be cared for in their own units rather than being placed in an institution. You can call (213) 252-5425 for information on the Medicaid Waiver program.*

- **Can I move if I don't feel safe in the building?**

*In the tenant-based program you can move if you have lived in the unit for one year.*

- **Is Section 8 good in other parts of the city?**

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*Yes, although it requires a landlord who is willing to participate in the program. Rents must be within the allowable level. Section 8 is also valid throughout the country as long as there is a housing authority in the area.*

**ISSUE: ADVISORS**

- **There were comments concerning the attitude, skill level, and competencies of some advisors. There was concern about the length of time that people are made to wait for a return call by their advisors, and the quality of the information that they are provided.**

*Advisors and Eligibility Interviewers receive regular annual training in diversity, anger in the workplace, working with the disabled, discrimination, and harassment. This is in addition to the training provided to new employees on the basics of how to do their jobs and continuing training for all employees. As in every organization some employees are better than others in certain areas. We try to encourage all employees to continue to improve all their skills. If that fails, we can discipline employees and, if necessary, fire them. If you are having a problem with an employee, contact the supervisor. The Housing Authority needs to know what is happening so that it can take steps to resolve problems.*

- **How does paying gas affect the rent?**

*Any utilities (gas, water, and electric) that is paid by the tenant is factored into the formula used to determine the tenant's portion of the rental payment.*

**ISSUE: INSPECTIONS**

- **Need 3 weeks notice for Section 8 inspections, I am rushed with only a 2-week notice.**

*You should not feel rushed. The inspections occur generally in the same month as the previous year. Your unit should be kept in good condition throughout the year.*

- **How many inspections per year?**

*Units must be inspected at least annually. If they fail, they will be re-inspected until they pass or the Section 8 Contract is terminated. Units can also be inspected at the request of the family or the owner.*

- **For the re-inspection, do they only look at the items that were to have been corrected?**

*Generally the inspector comes to verify that a problem has been corrected. But if he finds a new problem or one that was overlooked, he must report it.*

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- **Sometimes owners wait until the last minute to do corrections?**

*We prefer that owners correct problems immediately, but we do give them a deadline.*

- **What about altering guidelines for inspection?**

*In general only HUD can alter inspection guidelines. At times, the Housing Authority, with HUD's written approval, can make its inspection standards more stringent than HUD requirements to comply with City requirements. The Housing Authority is not allowed to make the standards weaker than what HUD has established.*

- **Inspectors do not always see problems – the one who came to my place ignored the roaches.**

*Please contact the Senior Inspector or your Advisor if there is a problem with your inspection. The Housing Authority will conduct a quality control inspection, cite the problem, and re-train the inspector.*

- **The inspector said that I did not have to sign the inspection report – has something changed?**

*We would prefer that you sign the report.*

**ISSUE: VOUCHER VS CERTIFICATE**

- **What is the difference between vouchers and certificates? Why did they switch from certificate to voucher?**

*The federal government ended the certificate program because it believes that the voucher program operates more like the real rental market, is less expensive, and puts fewer burdens on housing authorities and owners. It is also a much more flexible program that allows families a greater choice of units – families can locate and pay for a more expensive unit if they are willing to pay more in rent.*

- **There were three questions concerning the voucher time and the ability to extend that time if you can't find a unit.**

*Vouchers can be extended in 30-day periods for up to 180 days (six months). Just ask your Advisor or Eligibility Interviewer for an extension. Extensions can be longer if a person with a disability has difficulty in locating a unit due to his or her disability. These persons would need a medical verification of the disability. The voucher is available for 6 months. If you have not located a unit after six months, it is time for*

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*someone else to have the opportunity. You can reapply and return to the waiting list.*

**ISSUE: HOMEOWNERSHIP**

- **Major emphasis should be placed on homeownership – it's good for individual, good for community, good for the City. How can vouchers apply to homeownership?**

*The Housing Authority has a homeownership program for voucher holders. The best way to get into the program is to enroll in our Family Self Sufficiency program.*

**ISSUE: CREDIT CHECKS**

- **\$25 for credit checks get expensive if you have to do it for multiple applications.**

*We agree that credit checks are expensive, but most owners require them. Our Tenant Empowerment Success Strategies (TESS) program will provide information on how to repair bad credit and how to make a good impression on landlords so that families can be more successful.*

**ISSUE: CRIME**

- **Please help with the violence in our neighborhood – alcoholism, drug dealers, and gun violence.**

*The Housing Authority has no resources to provide help in this area. We suggest you contact your local police department or get involved in local efforts such as a Neighborhood Watch program or the Neighborhood Council forming in your area. Information on a Neighborhood Council in your area can be found at [www.lacityneighborhoods.com](http://www.lacityneighborhoods.com). Another alternative is to take your voucher and move to a better neighborhood.*

**ISSUE: RENT PAYMENT FOR PORTS**

- **Do the rent payments from people who moved from L.A. to Hawthorne come from L.A.?**

*HUD provides the money for rental assistance. This money is in two parts: the rental money to be paid to the owner and an administrative fee for the housing authority. If Hawthorne or another city "absorbs" the L.A. voucher, then Hawthorne*

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*uses its HUD money goes to pay the Housing Assistance Payment (HAP). If it does not, then the money comes to L.A. and we transfer it to Hawthorne. We are then allowed to keep a minute portion of the administrative fee for L.A.*

**ISSUE: FRAUD**

- **Is there a number we can call to anonymously report families who are breaking the law or the Section 8 rules?**

*You may call the Fraud Hot Line at (213) 252-2633. If there is no one available, you can leave a message with your phone number. Anonymous calls are not as helpful in investigating fraud as being able to speak directly to the person who has the information. We can develop a case better if we can ask questions that will allow us to create leads and investigate thoroughly.*

- **A while back ago, I remember hearing about embezzlement with Section 8, what is the status of that?**

*There has been no case of embezzlement of Section 8 funds in this Housing Authority. Perhaps you are thinking of another agency. The Housing Authority has many controls and safeguards in place to ensure that Section 8 funds are used properly.*

**ISSUE: FAIR MARKET RENTS (FMR)**

- **Can't the FMR's be increased?**

*Every year HUD determines the Fair Market Rents (FMR) for housing authorities. These have gone up for Los Angeles every year since 1997. Housing authorities can request exceptions and we have done so. We have the highest FMRs and voucher payment standards allowable under current law. The Voucher Payment Standard (VPS) will increase by 5% in October 2002.*

**ISSUE: PUBLIC HOUSING**

- **What about the demolition of public housing sites – doesn't that negative effect the availability of affordable housing in the city?**
- **What is public housing?**

*Public housing is housing owned and operated by a housing authority under the Housing Act of 1937. When HUD gives us permission to demolish public housing units, we generally build a similar number of new replacement units and offer them first to the families that were displaced by the demolition. The family can either return to public housing or keep and use the voucher. Most public housing was built*

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*in the 1940s. These were inexpensive units when originally built and are becoming expensive or impossible to repair and maintain. The most economic solution is to replace them with new units and to provide some homeownership possibilities on the premises if possible.*

**ISSUE: LANDLORDS**

- **Owners don't want government in their business.**
- **What rights do we have against landlords who do stuff like turn down the water pressure to save water or let the property go to hell.**
- **Does the HACLA continue to pay the landlord when they let the property go bad?**

*Owners who do not "want government in their business" are less likely to work with Section 8. These owners may not like regular annual inspections that require them to keep up their property. They may not appreciate when an Advisor follows up on a tenant complaint about the unit or how the owner runs the property. The tenant-based voucher program operates as close to the private market as possible so that participating owners do not feel imposed upon.*

*When there are problems, you have to report them. You can contact City agencies such as the Department of Water and Power, the Building and Safety Department and the County's Health Department directly and ask for their assistance. If the unit is on Section 8 you should also notify the Housing Authority. When a property "goes bad" it will not pass its annual inspection. The owner is given about 3 to 4 weeks to make repairs. If the repairs are not made, the Housing Authority stops paying the landlord on the first of the following month unless an extension is provided. Residents should continue to pay their part of the rent so the landlord cannot evict them. If the Housing Authority cannot resolve the problem within about 2 months, the family is given a voucher to move. The owner never gets back the money withheld by the Housing Authority. Owners do not pay the Housing Authority or the City any money to participate in the Section 8 program.*

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**ISSUE: CEILING/FLAT RENTS**

*In addition to the comments and questions at the Public Hearing, many similar questions and comments were submitted in writing from one of the family developments. Most of the comments concerned the inability for families to pay more than 30% of their income to rent.*

- **How high will flat rents go? Will families be paying more than 30% of their income for rent? The flat rent levels mean that we will be paying almost 50% of our income to rent.**

*The switch from ceiling to flat rents will only affect the 1202 families currently benefiting from the ceiling rent program. The rest of the HACLA households will remain at the 30% level. The benefit of ceiling or flat rents is when a household's income rises, the flat rent would be less than the 30% formula. For additional explanation, refer to the earlier section under the Public Housing Comments*

**ISSUE: EVICTION/TERMINATION**

- **HACLA should be required to investigate all circumstances before they evict or terminate a household. The HACLA's discretionary power should be limited.**

*When instituting eviction or program termination proceedings, the Housing Authority is required to act in a manner prescribed by law. This includes allowing the household the chance to appeal their case.*

**ISSUE: POLICIES**

- **We request that the HACLA conduct presentations at the sites to inform residents of the rules of occupancy. In addition we request that all material presented be available in Spanish.**
- **We request in details HACLA's procedures for community service and self-sufficiency programs, the location of them, the types of services, and program budget for them.**

*The rules for occupancy are included in the lease that residents are provided when they enter into a rental agreement with the Housing Authority. The lease is printed in both English and Spanish. In addition, whenever the Housing Authority make a significant policy change that will affect residency (as an example: Sales and Service Policy) residents are provided copies of the policy in English and Spanish. If a site has specific concerns and questions concerning HACLA policy, the resident leadership is welcome to invite the site manager or Housing Service Management Staff to one of their meetings to answer any questions.*

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**ISSUE: HIGH PERFORMER**

- **What does it mean to be a high performer?**

*The High Performer Status the Housing Authority holds is based upon its score in the Public Housing Assessment System (PHAS). The High Performer status allows the Housing Authority to submit to HUD a streamlined Agency Plan.*

**ISSUE: PUBLIC SAFETY**

- **Six speakers expressed their concerns over the safety at the developments. This included their request for additional safety, more patrols and better window bars.**

*The Housing Authority is very concerned about safety at all of its properties. Unfortunately the funding level that it receives from the federal government is not enough to support full 24-hour police coverage from HACLA police officers. The move towards Community Based Policing is an attempt to fill this void and to involve residents in crime prevention activities in the site. The Housing Authority will continue to seek alternative funding to support the current policing level.*

*The need for stronger security bars will be investigated.*

**ISSUE: SAN FERNANDO AIR CONDITIONING**

- **San Fernando Gardens needs air conditioning**

*A response to this comment is included in the Capital Fund Section of this document.*

**ISSUE: RESIDENT MEETINGS**

- **The resident leader from San Fernando requests that residents remain involved in the planning and modernization meetings.**
- **The resident leader of Rose Hill wanted to thank the HACLA staff for coming to the site to present the Agency Plan to them.**

*Meetings were held at all of the family developments and five senior sites. At those meetings residents are given information on the Agency Plan and other topics as well as a chance to provide input on modernization needs. Additionally, draft versions of the Agency Plan, including the Capital Fund Plans, are available at each site for additional resident input.*

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**ISSUE: MAINTENANCE**

- People are being charged for things, like screens, as soon as they move in even though they were in bad conditions when they moved in.
- Sometimes you are charged for broken things like a window when you didn't do it.

*Upon moving into a unit, residents need to inform the manager of any problems and call the Work Order Center for needed repairs immediately to insure that the resident does not get charged for preexisting damages. Existing damage should be identified during the move-in inspection.*

*If damage is done to a unit by an someone not in the household or a guest of the family, it needs to be brought to the managers attention immediately.*

- **Independent Square needs more money for maintenance.**

*Each development receives its fair share based upon need and available resources.*

**SECTION 8**

- **Was something changed that landlords can ask for first and last months rent?**

*HUD changed the rules. Section 8 tenants security deposits used to be equal to one month's rent, now landlords are able to ask for first and last months rent for new leases.*

- **There are residents at my site who get a Section 8 voucher and the payments for rent are so low that they can't find a unit. After they are on Section 8 and the rent goes up they want to come back to the public housing development. What can we do?**

*The Housing Authority sets the limit that Section 8 is allowed to pay for rent at the maximum allowed by HUD. This amount will increase by 5% by beginning October 1, 2002. Once a family moves from public housing to Section 8, they lose any right to their former public housing unit (except for HOPE VI relocates). Families may reapply for public housing while on Section 8 and wait until they move up the wait list to return to the development.*

- **Can the HACLA do something to make owners put aside some units for Section 8?**

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*There is nothing that the Housing Authority can do to force property owners to reserve units. The Section 8 Division of the Housing Authority has an owner outreach unit, which has been successful in recruiting landlords to the Section 8 program.*

- **We need more safety in the private Section 8 buildings.**

*Safety in the private Section 8 buildings is the responsibility of the landlord. Any concerns need to be addressed to the property owner or LAPD.*

**MISCELLANEOUS**

- **We (residents) need to support Section 8 and the Housing Authority so that they can get more funding.**
- **Can the Housing Authority do any thing about the gang activity at night in the parking lot behind their offices on Coronado?**

*As the Housing Authority does not own this property, residents need to talk with the owner to see if he/she can do anything to alleviate the problem. Residents should also contact LAPD, their City Councilperson, or their local neighborhood watch program. For emergencies, residents of this property need to call 9-1-1.*

## **MEMBERSHIP OF RESIDENT ADVISORY BOARD**

For the development of the 2003 Agency Plan, two Resident Advisory Boards were created, one for public housing residents and another for Section 8 participants.

For the Section 8 RAB, membership was open to all Section 8 participants. Notification of the formation of the RAB was included in the newsletter sent to each Section 8 participant. Ninety-six (96) Section 8 participants attended one of the seven regional meetings. Due to the geographic size of the area served by the Housing Authority's Section 8 programs, regional meetings are the most effective means to provide RAB members the opportunity to learn about the Agency and Administrative Plans, the role of the RAB, and to give input into how the HACLA administers the program and opinions on potential significant changes. Due to privacy issues, the actual names of the Section 8 RAB members will not be listed here.

The duly elected Resident Advisory Councils or Resident Management Corporations selected representatives from the family sites for each development. The following organizations were invited to participate on the Resident Advisory Board:

- Avalon Gardens Resident Advisory Council
- Dana Strand Village Resident Advisory Council
- Estrada Courts Resident Management Corporation
- Hacienda Village Resident Management Corporation
- Imperial Courts Resident Advisory Council
- Independent Square, Resident Advisory Council
- Jordan Downs Resident Management Corporation
- Mar Vista Gardens Resident Management Corporation
- Nickerson Gardens Resident Management Corporation
- Pico Gardens-Aliso Extension Resident Advisory Council
- Pueblo Del Rio Resident Management Corporation
- Ramona Gardens Resident Advisory Council
- Rancho San Pedro Resident Advisory Council
- Rose Hill Courts Resident Advisory Council
- San Fernando Gardens Resident Advisory Council
- William Mead Homes Resident Advisory Council

In addition, the HACLA held meetings at each site prior to provide residents the opportunity to learn about the Agency Plan and to give input on its contents.



# HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

## RESIDENT MEMBERSHIP ON THE PHA GOVERNING BOARD

- The Board of Commissioners for the Housing Authority of the City of Los Angeles consists of seven members, two of which are required to be current residents. Of the two resident commissioners, one must be over 62 years of age.
- Resident commissioners are appointed for a term of no more than two years and there is no limit to the number of terms that a resident may be appointed.
- Resident commissioners are appointed by the Mayor of the City of Los Angeles, subject to confirmation by the City Council of the City of Los Angeles.
- Recommendations for appointments are provided to the Mayor's Office by HACLA staff, City Councilpersons, and other sources.
- The resident commissioners are as follows:
  - Maria Del Angel, Estrada Courts
  - Lovie Jackson, Independent Square

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

## **PROGRESS IN MEETING THE 5-YEAR PLAN MISSIONS AND GOALS**

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

**% Goal 1: Expand the supply of assisted housing**

### **HACLA Actions**

- The Housing Authority has applied for and received additional vouchers, such as the Fair Share program.
- The Housing Authority has applied for and received Hope VI funds to rebuild Aliso Village and hopes to expand the use of such funds to rebuild Dana Strand Village and other developments.
- The Housing Authority has been able to leverage private funding using Hope VI funds.
- The Housing Authority has created an Asset Development department which is developing a business plan to be used to increase the supply of decent, safe, and sanitary housing with deep targeting for low income residents.

**• Goal 2: Improve the quality of assisted housing.**

### **HACLA Actions**

- The Housing Authority is identifying and implementing systems that will prepare it for the upcoming PHAS process including physical inspections and the customer satisfaction survey.
- The Housing Authority continues to utilize capital funds to conduct modernization work on developments.
- The Housing Authority is in the process of identifying systems to address and improve existing Section 8 delivery systems in order to achieve a SEMAP score of 90%.
- The Housing Authority continues to reorganize its departments and work to more effectively and efficiently utilize capital funds to improve the quality of housing units and the appearance of the developments.

**• Goal 3: Increase assisted housing choices.**

### **HACLA Actions**

- The Housing Authority continues to study the feasibility of adjustments to voucher standards, homeownership programs, site-based waiting lists, and conversion to vouchers in effort to maximize its housing stock and to improve the supply of low-income units to residents.

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

- **Goal 1: Provide an improved living environment**

**HACLA Action**

- The Housing Authority regularly monitors the income level of each development.
- The Housing Authority has been fully engaged in providing job training and other support services to improve the income of residents from within the public housing communities.
- The Housing Authority continues to demonstrate a commitment to find a proper income mix through providing programs to residents, such as Jobs Plus and welfare-to-Work.
- The Housing Authority is assessing community design improvements through targeted interventions at certain sites and identifying alternative approaches to public safety.

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

- **Goal 1: Promote self-sufficiency and asset development of assisted households.**

**HACLA Action**

- Through the work of the Resident Relations Department, the Housing Authority continues to provide residents with a variety of programs and support services to promote self-sufficiency. Programs and services offered to residents include: job readiness; job training, GED completion, computer literacy, family counseling, after-school programs, and health services.
- The Housing Authority will continue to expand such services pending the availability of financial resources and physical space.
- The Housing Authority was the first public housing authority to be awarded a Welfare-to-Work grant from the U.S. Department of Labor.
- The Housing Authority continues to operate a Family Self-Sufficiency Program for Section 8 participants.

**Strategic Goal: Ensure equal opportunity in housing for all Americans**

- **Goal 1: Ensure equal opportunity and affirmatively further fair housing.**

**HACLA Action**

- The Housing Authority continues to take seriously the issue of fair housing in its administration of all housing programs.
- The Housing Authority is subject to the monitoring of an independent public accountant to insure that fair housing efforts continue to be implemented.

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

## **HOMEOWNERSHIP CAPACITY STATEMENT**

In accordance with 24 CFR 982.625, Homeownership option: General, the Housing Authority requires that financing for purchase of a home under its Section 8 homeownership program either be FHA-insured or comply with secondary mortgage market underwriting requirements or comply with generally accepted private sector underwriting standards. [Section 8 Administrative Plan, Section 20.3.1, Financing for Purchase]

The Housing Authority has a proven capacity to administer homeownership programs for low-income families. The Housing Authority has been able to assist 118 public housing residents and Section 8 participants in achieving homeownership.

With counseling and assistance provided by the Housing Authority, eighty-three (83) families from Aliso Village utilized Hope VI relocation funds along with personal savings to purchase a first home.

The Housing Authority has been very successful in assisting participants of the Section 8 Family Self-Sufficiency program in achieving homeownership. Of the 112 graduates, 35 have utilized their individual escrow accounts to cover the down payment on their own home. Four-hundred ninety-one (491) current Family Self-Sufficiency participants have escrow accounts in excess of \$3,334. Forty-two have escrow accounts over \$10,000.

In each type of homeownership program, residents are responsible for providing a portion of the down payment either through individual savings or through participation in an escrow account.

# HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

## **Significant Changes to the Agency Plan**

As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define what is a substantial change to the Agency Plan. If a proposed change to the Agency Plan is considered a substantial change it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed, and approval by the Housing Authority Board of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be:

- Changes to tenant/resident admissions policies;
- Changes to the Section 8 termination policy;
- Changes to the tenant/resident screening policy;
- Changes to public housing rent policies;
- Changes to the organization of the waiting list;
- Change in the use of replacement reserve funds under the Capital Fund;
- Change in regard to demolition, disposition, designation, or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

## **Intent to Project-base Vouchers**

It is the intention of the Housing Authority, pending approval from its Board of Commissioners, to project-base 2,500 tenant-based vouchers over the next five years.

The location of project-based assistance will be consistent with the goals of deconcentrating poverty and expanding housing and economic opportunities in accordance with HUD regulation and HUD guidance.

Project-basing is consistent with the Housing Authority's Agency Plan and its stated goals to increase the availability of decent, safe, and affordable housing, to increase housing choices, and to improve community quality of life and economic vitality, and is also consistent with the Housing Authority's strategies for addressing needs. Project-basing is being pursued to augment the utilization of vouchers in the current Los Angeles housing market which is characterized by low vacancy rates, spiraling rents, the reluctance of owners to participate in the tenant-based Housing Choice Voucher Program, and the lack of production of affordable housing units.

The Housing Authority reserves the right to request HUD waivers of project-basing requirements as may be needed to increase the availability of decent, safe, and affordable housing and to expand housing and economic opportunities within its jurisdiction.