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

PHA Plans

Annual Plan for Fiscal Year 2003

Housing Authority of the County of Sacramento – CA007

Standard Plan

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

PHA Plan
Agency Identification

PHA Name: Housing Authority of the County of Sacramento

PHA Number: CA007

PHA Fiscal Year Beginning: 01/2003

Public Access to Information

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

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices

Display Locations for PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

☒ Main administrative office of the PHA
☒ PHA development management offices
☐ PHA local offices
☐ Main administrative office of the local government
☐ Main administrative office of the County government
☐ Main administrative office of the State government
☒ Public Library
☒ PHA Website (in development)
☒ Other (list below)

- Advisory Board
- Housing Choice Voucher Program (HCVP)/Applications Office (formerly Section 8/Applications)

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

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

Annual PHA Plan

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PHA Fiscal Year 2003

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

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

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

- N/A (Optional Requirement)

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

☒ Admissions Policy for Deconcentration (integrated into text of Annual Plan)
☒ 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)

Optional Attachments:

☒ PHA Management Organizational Chart
☐ FY 2003 Capital Fund Program 5 Year Action Plan
☐ Public Housing Drug Elimination Program (PHDEP) Plan
☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
☒ Other (List below, providing each attachment name)

A	Certification of Consistency with the Consolidated Plan	ca007a03
B	Section 8 PHA Project-Based Vouchers	ca007b03
C	Housing Authority Organization Chart (sent via mail)	ca007c03
D	Annual Statement/Performance and Evaluation Report Capital Fund Program Grant No. CA30P00570899	ca007d03
E	Annual Statement/Performance and Evaluation Report Capital Fund Program Grant No. CA30P00550100	ca007e03
F	Annual Statement/Performance and Evaluation Report Capital Fund Program Grant No. CA30P00550101	ca007f03

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G	Annual Statement/Performance and Evaluation Report Capital Fund Program Grant No. CA30P00550103	ca007g03
H	Section 8 Homeownership Program Capacity Statement	ca007h03
I	Pet Policy	ca007i03
J	Civil Rights Certification Response	ca007j03
K	Resident Membership of the PHA Governing Board	ca007k03
L	Resident Advisory Board Members	ca007l03
M	PHA Planning Committee	ca007m03

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	Annual Plan sent by mail to local HUD office
X	State/Local Government Certification of Consistency with the Consolidated Plan	Annual Plan sent by mail to local HUD office
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	Annual Plan
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

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List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public	Annual Plan: Designation of

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List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	housing (Designated Housing Plans)	Public Housing
X	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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	127,502	5	5	5	5	5	5
Income >30% but	87,869	5	5	5	5	5	5

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Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
<=50% of AMI							
Income >50% but <80% of AMI	108,043	3	3	3	3	3	3
Elderly	7,560	5	5	5	5	5	5
Families with Disabilities	51,819	5	5	5	5	5	5
Race/Ethnicity White	783,326	4	4	4	4	4	4
Race/Ethnicity African American	97,129	4	4	4	4	4	4
Race/Ethnicity Alaskan Native/ American Indian	12,068	4	4	4	4	4	4
Race/Ethnicity Pacific Islander/ Asian	93,344	4	4	4	4	4	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 1998-2002
☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
☐ American Housing Survey data
Indicate year:
☐ Other housing market study
Indicate year:
☒ Other sources: (list and indicate year of information)

- Analysis of Impediments and Recommendations to Eliminate Impediments for Fair Housing Planning, February 06, 1996.

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

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

Housing Needs of Families on the Waiting List

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Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	8650		
Extremely low income <=30% AMI	7321	85	
Very low income (>30% but <=50% AMI)	1192	14	
Low income (>50% but <80% AMI)	129	1	
Families with children	854	10	
Elderly families	861	10	
Families with Disabilities	1857	21	
Race/ethnicity/ White	3222	37	
Race/ethnicity/ African American	4325	50	
Race/ethnicity/ American Indian	283	3	
Race/ethnicity/ Asian	778	9	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	3266	38	
2 BR	2848	33	
3 BR	1829	21	
4 BR	466	5	
5 BR	160	2	
5+ BR	20	.2	

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Housing Needs of Families on the Waiting List
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)
☒ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	11496		
Extremely low income <=30% AMI	9116	79	
Very low income (>30% but <=50% AMI)	2157	19	
Low income (>50% but <80% AMI)	214	2	
Families with children	1668	15	
Elderly families	1254	11	
Families with Disabilities	2223	19	
Race/ethnicity/ White	4635	40	
Race/ethnicity/ African American	5232	46	
Race/ethnicity/ American Indian	328	3	
Race/ethnicity/ Asian	1145	10	
Characteristics by			

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Housing Needs of Families on the Waiting List			
Bedroom Size (Public Housing Only)			
1BR	3560	31	
2 BR	3197	28	
3 BR	2472	22	
4 BR	712	6	
5 BR	237	2	
5+ BR	59	.5	

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

If yes:

How long has it been closed (# of months)? 12 (June 2001-June 2002)

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

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

C. Strategy for Addressing Needs

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

- The PHA will continue to analyze the wait list.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line

☒ Reduce turnover time for vacated public housing units

☒ Reduce time to renovate public housing units

☒ Seek replacement of public housing units lost to the inventory through mixed finance development

☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

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☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:
Select all that apply

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

- Award project based assistance to guarantee affordability for up to ten (10) years.

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

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

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

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Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

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

- Develop assisted living facility for frail elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

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

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

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

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

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2002 grants)**		
a) Public Housing Operating Fund	2,460,670	
b) Public Housing Capital Fund	2,800,655.00	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	

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Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
e) Annual Contributions for Section 8 Tenant-Based Assistance	30,502,672	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
Capital Grant Program	377,032	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	2,170,000	
4. Other income (list below)		
5. Non-federal sources (list below)		
Investment Income	58,000	
Contributions – Other Funds	560,126	
Miscellaneous Income	34,000	
Miscellaneous Tenant Charges	50,000	
Other Tenant Charges	0	
Total resources	36,384,874	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

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(1) Eligibility

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

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

- At a full application

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

☒ Criminal or Drug-related activity
☒ Rental history
☒ Housekeeping
☒ Other (describe)

- Overall Suitability
- Bad Debt
- Credit history

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

(2)Waiting List Organization

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

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

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

☐ PHA main administrative office
☐ PHA development site management office
☒ Other (list below)

- HCVP/Applications Program (formerly Section 8)
- Public Housing Applications Office
- Over the telephone as a reasonable accommodation (916 492-2244)

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?

   - Three or more

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

   - Three or more

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

   - As many as they are eligible for and choose to select.

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
   ☐ PHA main administrative office
   ☐ All PHA development management offices
   ☐ Management offices at developments with site-based waiting lists
   ☐ At the development to which they would like to apply
   ☒ Other (list below)

   - HCVP/Applications Program (formerly Section 8)
   - Public Housing Application Office
   - Over the telephone as a reasonable accommodation (916 492-2244)

<u>(3) Assignment</u>

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

☐ One
☒ Two
☐ Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

- Closer to employment, childcare or education

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Households that contribute to meeting income requirements (targeting)
- Veterans and veterans' families
- Residency in City or County (or employed in Sacramento City/County)

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

Date and Time

Former Federal preferences:

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

☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
2 Households that contribute to meeting income requirements (targeting)
3 Veterans and veterans' families
4 Residency in City or County (or employed in Sacramento City/County)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

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(6) Deconcentration and Income Mixing

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

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

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

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

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

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

☐ Other (list policies and developments targeted below)

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

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

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

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

☐ Not applicable: Results of analysis did not indicate a need for such efforts
☒ List (any applicable) developments below:

- The PHA will determine and compare resident incomes at all multi-unit developments including, but not limited to, the following developments:

  - Dos Rios
  - New Helvetia
  - River Oaks

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

☒ Not applicable: Results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

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

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

- Any money owed to a PHA
- Overall Suitability
- Unlawful Detainer Registry

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

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

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

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

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

- Any money owed to a PHA
- Credit History
- Damage Claims
- History of Evictions
- Tenant History

(2) Waiting List Organization

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

☒None
☐Federal public housing
☐Federal moderate rehabilitation
☐Federal project-based certificate program
☐Other federal or local program (list below)

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

☐PHA main administrative office
☒Other (list below)

- HCVP/Applications office (formerly Section 8/Applications)
- Public Housing Applications Office

- Over the telephone as a reasonable accommodation (916 492-2244)

(3) Search Time

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

If yes, state circumstances below:

- Every voucher-holder receives up to 180 days due to tight rental market.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)

- Families involuntarily displaced by government action or natural disaster.
- Referral from approved Project Based Housing .
- Referral from County Agency (DHA or DHHS) for special populations (Example: disabled, emancipated foster youth, grandparents raising grandchildren, reuniting families).
- Families living or working in non-impacted areas.
- Residency or employment within Sacramento County.
- Targeting for the disabled: In no event shall fewer than 1/2 of all new admissions have family members with a disability.

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)

1 Families involuntarily displaced by government action or natural disaster.
2 Referral from approved Project Based Housing .

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3 Referral from County Agency (DHA or DHHS) for special populations (Example: disabled, emancipated foster youth, grandparents raising grandchildren, reuniting families).
4 Families living or working in non-impacted areas.
5 Residency or employment within Sacramento County.

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

☒ The HCVP (Formerly Section 8) Administrative Plan
☒ Briefing sessions and written materials
☐ Other (list below)

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

☒ Through published notices
☒ Other (list below)

- Housing Advocates
- Social Services
- TV and Radio
- Newspapers – including monthly publications

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)
☐ $0
☐ $1-$25
☒ $26-$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

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

- If the HA determines that the hardship is temporary, a minimum rent will be imposed.
- In the case of a family that has elected to pay the PHA's flat rent, the PHA shall immediately provide for the family to pay rent in the amount determined under income-based rent.

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

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

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

- Flat rent if less than 30 %
- Minimum rent

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

☒ For the earned income of a previously unemployed household member
☒ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

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

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

- MEID (Mandatory Earned Income Disallowance)

e. Ceiling rents

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

☐ Yes for all developments
☐ Yes but only for some developments
☒ No

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

☐ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion

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☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

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

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

f. Rent re-determinations:

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

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

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

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply).

☒ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☒ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

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B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies**.**

a. What is the PHA's payment standard? (select the category that best describes your standard)

☐ At or above 90% but below100% of FMR
☐ 100% of FMR
☐ Above 100% but at or below 110% of FMR
☒ Above 110% of FMR (if HUD approved; describe circumstances below)

- Where HUD economic data justifies

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket
☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

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

d. How often are payment standards reevaluated for adequacy? (select one)

☒ Annually
☐ Other (list below)

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

☒ Success rates of assisted families
☒ Rent burdens of assisted families
☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)
☒ $0
☐ $1-$25
☐ $26-$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☒ An organization chart showing the PHA's management structure and organization is attached.

☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1105	200
Section 8 Vouchers	3395	952
Section 8 Certificates	7	7

Section 8 Mod Rehab	4	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	Opt-Outs-69, Preservation – 34, W2W – 883, FUP – 143.	Opt-Outs-0, Preservation – 0, W2W – 0, FUP – 0.
Public Housing Drug Elimination Program (PHDEP)	23,784	2,422
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: See attached ACOP

(2) Section 8 Management: See attached HCV Admin Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

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

☐ PHA main administrative office

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☒PHA development management offices
☐Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

- Participants are offered formal hearing rights.

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

☐PHA main administrative office
☒Other (list below)

- HCVP and Applications Office
  Public Housing Applications Office
  701 12th Street
  Sacramento, CA 95814

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

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- ca007a01, ca007a01, ca007a01, and ca007a01

-or-

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

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☐ Yes ☒ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☐ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved

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☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Single Scat Site-4758 15th Avenue 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐

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Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: 02/01/03
5. Number of units affected: 1 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/02/03 b. Projected end date of activity: 12/31/05

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

[24 CFR Part 903.7 9 (i)]

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

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

4. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Arden Villa 1b. Development (project) number: 7005
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐

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Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: (02/1/03)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 52 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Crystal Gardens 1b. Development (project) number: 7005
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: (02/1/03)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 16 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Fair Haven 1b. Development (project) number: 7005
2. Designation type: Occupancy by only the elderly ☒

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Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: (02/1/03)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 16 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Paradise Manor 1b. Development (project) number: 7005
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☒
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: (02/1/03)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 36 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: Scattered Sites-Dos Rios (35 Units) 1b. Development (project) number: CA30P007002
1a. Development name: County Scattered Sites (55 Units) 1b. Development (project) number: CA30P007004
1a. Development name: Sacramento Co. (16 Units) 1b. Development (project) number: CA30P007014
1a. Development name: County Minor Rehab-River Oaks (32 Units) 1b. Development (project) number: CA30P007018
1a. Development name: Elk Grove Family (10 Units) 1b. Development (project) number: CA30P007023
1a. Development name: Sacramento County (52 Units) 1b. Development (project) number: CA30P007036
2. What is the status of the required assessment? ☒ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☒ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☒ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY)

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☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☐ Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

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

B. Section 8 Tenant Based Assistance

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Sites-Dos Rios (35 Units) 1b. Development (project) number: CA30P007002
1a. Development name: County Scattered Sites (55 Units) 1b. Development (project) number: CA30P007004
1a. Development name: County Minor Rehab-River Oaks (32 Units) 1b. Development (project) number: CA30P007018
2. Federal Program authority: ☐ HOPE I ☒ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☒ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (1/1/98)
5. Number of units affected: 122 6. Coverage of action: (select one)

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☒ Part of the development ☐ Total development

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

☒ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

- Applicants may not owe any money to any PHA.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed?

- April 28, 2000

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2. Other coordination efforts between the PHA and TANF agency (select all that apply)

☒ Client referrals
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
☒ Jointly administer programs
☒ Partner to administer a HUD Welfare-to-Work voucher program
☒ Joint administration of other demonstration program
☒ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies
Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

☒ Public housing rent determination policies
☒ Public housing admissions policies
☒ Section 8 admissions policies
☐ Preference in admission to section 8 for certain public housing families
☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
☒ Preference/eligibility for public housing homeownership option participation
☒ Preference/eligibility for section 8 homeownership option participation
☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Senior Nutrition Program	150 per day	Sign-up	On-site	Both
Telecare	35 per day	Referrals	By Telephone	Public Housing
Grocery Bus	35 per week	first-come/first-served	On-site	Public Housing
Boys and Girls Club	50 per week	Sign-up	Transportation Offered	Public Housing
Painter Apprentice Program	1-6 per term	By Interview	Resident Must Provide	Both
ROSS	50 per month	Sign-up	On-Site	Public Housing
Senior Companion Program	2	Sign-up	On-Site	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation			
Program	Required Number of Participants (start of FY 2000 Estimate)	(start of 2001)	Actual Number of Participants (As of: 6/14/02)
Public Housing	0	0	10
Section 8	100	99	84

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

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

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

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

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

- Dos Rios Development
- Senior Developments

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☒ Crime Prevention Through Environmental Design
☒ Activities targeted to at-risk youth, adults, or seniors
☐ Volunteer Resident Patrol/Block Watchers Program
☐ Other (describe below)

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

- Senior Developments

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

☒ Police provide crime data to housing authority staff for analysis and action
☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☒ Police regularly testify in and otherwise support eviction cases
☒ Police regularly meet with the PHA management and residents
☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☐ Other activities (list below)

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

- Senior Developments

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

- Refer to attachment ca007i01

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))? (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?

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3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved? N/A
If yes, how many unresolved findings remain?____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

2. What types of asset management activities will the PHA undertake? (select all that apply)

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

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

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

☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:
☐ Other: (list below)

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

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

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

3. Description of Resident Election Process

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

☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☒ Other:

- Candidate must request an application and apply.

b. Eligible candidates: (select one)

☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☐ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☒ Other-Candidates must be:

- 18 years of age or over
- A recipient of PHA assistance

c. Eligible voters: (select all that apply)

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☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☒ Other (list)

- The PHA Board is governed by the County Board of Supervisors; however, the Board of Supervisors delegates certain functions to the Commission, on which sits one Resident Commissioner, appointed by the Mayor.

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction:

- 1998-2002 City and County of Sacramento Consolidated Plan.

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

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

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

- The City and County of Sacramento's Consolidated Plan notes that 47% of all households in Sacramento are extremely less (0-30% MFI) or low income (31-50% MFI).

- The Sacramento Housing Authority Agency plan includes the processes SHA will use to help meet the County's housing needs by providing housing for approximately 13,600 extremely low, very low, and low income families. Sacramento Housing Authority will provide housing for families, the elderly, and persons with disabilities.

D. Other Information Required by HUD

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

Substantial Modification/Significant Amendment or Modification is defined as:

- Major changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items in excess of 10% of the grant amount (excluding items in the current annual statement or five year action plan or a prior approved modernization budget) or change in the use of replacement reserve funds under the Capitol fund;
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

List of Attachments to Components and Other Plan Documents

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

List of Attachments to Components:

ca007a03	Certification of Consistency with the Consolidated Plan	52
ca007b03	Section 8 PHA Project-Based Vouchers	53
ca007c03	Housing Authority Organization Chart	54
ca007d03	Annual Statement/Performance and Evaluation Report Capital Fund Program Grant No. CA30P00570899	58
ca007e03	Annual Statement/Performance and Evaluation Report Capital Fund Program Grant No. CA30P00550100	62
ca007f03	Annual Statement/Performance and Evaluation Report Capital Fund Program Grant No. CA30P00550101	66
ca007g03	Annual Statement/Performance and Evaluation Report Capital Fund Program Grant No. CA30P00550103	70
ca007h03	Section 8 Homeownership Program Capacity Statement	75
ca007i03	Pet Policy	76
ca007j03	Civil Rights Certification Response	81
ca007k03	Resident Membership of the PHA Governing Board	82
ca007l03	Resident Advisory Board Members	83

ca007m03	PHA Planning Committee	84

Additional Disclosures and Certifications:

CA007c1	Certification for a Drug-Free Workplace	85
CA007c2	Disclosure of Lobbying Activities	86
CA007c3	Certification of Payments to Influence Federal Transactions	87
CA007c4	Certification of Standard Performer	88
CA007c5	PHA Certifications of Compliance with the PHA Plans and Related Regulations Board Resolutions to Accompany the PHA Plan	89

Other Annual Plan Documents:

Admissions and Continued Occupancy Policy (ACOP)

FSS Action Plan

Grievance Policy and Procedure

Housing Choice Voucher Administrative Plan (HCV Admin Plan)

Lease

Pet Policy/Agreement

Schedule of Fees and Charges

Transfer Policy

PHA Plan
Table Library

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

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

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
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 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	**Amount of Annual Grant (Sum of lines 2-19)**	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

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

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

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

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

Table Library

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		**Activity Description**						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III *Component 7a*	Development Activities *Component 7b*	Demolition / Disposition *Component 8*	Designated housing *Component 9*	Conversion *Component 10*	Home-ownership *Component 11a*	Other (describe) *Component 17*

Section 8 PHA Project-Based Vouchers

The Housing Authority of the County of Sacramento intends to implement project-based vouchers to the fullest extent permitted under the regulations. Potentially up to 1,036, or 20%, of the 5,182 County voucher increment could be project-based. An equal distribution of existing housing and new construction is anticipated. Project-basing will proceed as long as unused vouchers are available and will cease at such as full lease up is achieved. However, a minimal number of turnover vouchers may be used to help stimulate new construction that serves the affordable housing market.

Project-basing will ~~be~~ take place County-wide, but targeted in areas where the poverty level is less than 20%, or, with appropriate HUD waivers, in established redevelopment areas where project-basing of vouchers helps to leverage additional re-investment in a particular neighborhood. A full spectrum of housing types will be sought, including SRO's and housing suitable for hard-to-house (large and disabled) families.

Project-basing is consistent with the goals stated in the PHA and Consolidated Plan , in that increased voucher utilization and supply of affordable housing will result. Project-basing of vouchers is seen as a critical element of an aggressive lease up strategy that will help to make a wider variety of housing choice available to qualified low income households.

Project-based vouchers are seen as viable alternatives to tenant-based assistance. The apparent saturation of the local market is evidenced by the sub-50% success rate among newly issued voucher holders. It is necessary to expand the supply of affordable housing, and project-based vouchers provide an appropriate means to make more housing available to low income families. Project-basing helps to ensure that these units will be available for up to ten years.

SHRA believes the strategy of project-basing assistance will increase lease-up rates, housing choice, and the availability of affordable housing.

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

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO	Grant Type and Number Capital Fund Program Grant No. **CA30P00770899** Replacement Housing Factor Grant No.	Federal FY of Grant: **1999**

Original Annual Statement ☐ **Reserve for Disasters/Emergencies** X **Revised Annual Statement (revision no: 3)**
☐ **Performance and Evaluation Report for Period Ending:** **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	181,204	156,589	156,589	141,914
4	1410 Administration	256,000	218,394	218,394	214,202
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	383,000	269,167	269,167	217,961
8	1440 Site Acquisition				
9	1450 Site Improvements	30,280	30,280	30,280	27,252
10	1460 Dwelling Structures	1,487,103	1,623,124	1,623,124	1,329,570
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	65,852	65,852	65,852	59,267
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	100,000	140,033	140,033	140,033
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	**$2,503,439**	**$2,503,439**	**$2,503,439**	**$2,130,199**
22	Amount of line 21 Related to LBP Activities	$325,582	$293,082	$293,082	$128,956
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs	$40,000	$65,000	$126,464	$25,902
26	Amount of line 21 Related to Energy Conservation Measures	$250,500	$250,500	$250,500	$110,200

Signature of HA Executive Director and Date:	Signature of HUD Public Housing Director and Date:

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 COUNTY OF SACRAMENTO		Grant Type and Number Capital Fund Program Grant No. CA30P00770899 Replacement Housing Factor Grant No.					Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Management	Resident Initiatives	1408	1	6,658	7,572	7,572	7,572	Completed
	Data Processing System	1408	1	74,529	74,529	74,529	74,529	Completed
	Management Vehicles	1408	1	15,000	15,000	15,000	15,000	Completed
	Resident Employment Training	1408	1	85,017	59,488	59,488	44,813	In-Process
	Subtotal			**$181,204**	**$156,589**	**$156,589**	**$141,914**	
HA-Wide	Administrative Salaries	1410.1	1	150,000	157,000	157,000	152,854	In-Process
	Travel	1410.10	1	6,000	8,011	8,011	8,011	Completed
	Sundry - Advertising/Postage	1410.10	1	10,000	6,441	6,441	6,441	Completed
	Development Services Salaries	1410.2	1	45,000	26,200	26,200	26,154	In-Process
	LBP Inspector Salaries	1410.2	1	45,000	20,742	20,742	20,742	In-Process
	Subtotal			**$256,000**	**$218,394**	**$218,394**	**$214,202**	
HA-Wide Fees &	Architectural/Engineering	1430.1	1	177,000	160,535	160,535	118,446	In-Process
	Sundry Planning Costs	1430.19	1	20,000	15,664	15,664	15,664	Completed
	Fees & Costs	1430.19	1	30,000	23,167	23,167	23,152	Completed
	Consulting Services	1430.2	1	20,000	8,801	8,801	8,557	In-Process
	Construction Field Inspectors	1430.7	1	106,000	49,000	49,000	40,062	In-Process
	Deferred Maintenance Inspector	1430.72	1	30,000	12,000	12,000	12,080	In-Process
	Subtotal			**$383,000**	**$269,167**	**$269,167**	**$217,961**	
HA-Wide Relocation	Relocation Team	1495	1	100,000	140,033	140,033	140,033	Completed
	Subtotal			**$100,000**	**$140,033**	**$140,033**	**$140,033**	

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 COUNTY OF SACRAMENTO	Grant Type and Number Capital Fund Program Grant No. CA30P00770899 Replacement Housing Factor Grant No.	Federal FY of Grant: 1999

Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
7-01 Dos Rios	Street Repairs	1450	1	0	0	0	0	Project Canceled
	Garbage Enclosures	1450	12	0	0	0	0	Project Canceled
	Exterior Repairs	1460	1	685	685	685	685	In-Process
	Maintenance Facility Improvements	1470	1	65,852	65,852	65,852	59,267	CNG Contract Awarded in June, 2001
	Security Lights/Community Center	1475.3	1	0	0	0	0	Project Performed With Energy Rebate Funds
	Subtotal			**$66,537**	**$66,537**	**$66,537**	**$59,952**	
7-02 Dos Rios Scats	Deferred Maintenance Activities	1460	1	62,585	62,286	62,286	41,815	In-Process
	Subtotal			**$62,585**	**$62,286**	**$62,286**	**$41,815**	
7-03 Dos Rios	Garbage Enclosures	1450	12	0	0	0	0	Project Canceled
	Exterior Repairs, Painting, LBPA, Roofing	1460	26	1,248,078	1,440,038	1,440,038	1,215,400	In-Process
	Deferred Maintenance Activities	1460	5	23,000	1,263	1,263	1,263	Completed
	Subtotal			**$1,271,078**	**$1,441,302**	**$1,441,302**	**$1,216,664**	
7-04 Scattered Sites	Deferred Maintenance Activities	1460	1	62,585	6,500	6,500	0	
	Subtotal			**$62,585**	**$6,500**	**$6,500**	**$0**	
7-05 Senior Adults	Security Fencing	1450	1	30,280	30,280	30,280	27,252	90% Completed
	Security Lighting	1450	1	0	0	0	0	Project Canceled
	Deferred Maintenance Activities	1460	1	27,585	70,407	70,407	70,407	In-Process
	Subtotal			**$57,865**	**$100,687**	**$100,687**	**$97,659**	

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 COUNTY OF SACRAMENTO	Grant Type and Number Capital Fund Program Grant No. CA30P00770899 Replacement Housing Factor Grant No.	Federal FY of Grant: 1999

Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
7-09 Substantial	Security Lighting	1450	1	0	0	0	0	Project Canceled
	Subtotal			**$0**	**$0**	**$0**	**$0**	
7-18 Minor Rehab	Deferred Maintenance Activities	1460	1	62,585	41,944	41,944	0	In-Process
	Subtotal			**$62,585**	**$41,944**	**$41,944**	**$0**	

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

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO	Grant Type and Number Capital Fund Program Grant No. **CA30P00750100** Replacement Housing Factor Grant No.	Federal FY of Grant: **2000**

X **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no: 2)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Orginal	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	100,411	100,411	100,411	3,400
4	1410 Administration	310,885	243,469	244,793	7,117
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	306,520	331,520	331,520	27,785
8	1440 Site Acquisition				
9	1450 Site Improvements	47,950	109,221	109,221	380
10	1460 Dwelling Structures	1,528,276	1,533,166	1,508,166	1,200,101
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	19,400	5,312	5,312	4,781
13	1475 Nondwelling Equipment	24,250	14,593	5,630	5,630
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	97,000	97,000	97,000	2,125
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	**$2,434,692**	**$2,434,692**	**$2,402,053**	**$1,251,319**
22	Amount of line 21 Related to LBP Activities	$388,560	$388,560	$0	
23	Amount of line 21 Related to Section 504 compliance	$161,951	$161,951	$0	
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs	$126,464	$126,464	$0	$12,612
26	Amount of line 21 Related to Energy Conservation Measures	$397,100	$397,100	$158,768	

Signature of Executive Director and Date:	Signature of HUD Public Housing Director and Date:

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 COUNTY OF SACRAMENTO	Grant Type and Number Capital Fund Program Grant No. CA30P00750100 Replacement Housing Factor Grant No.	Federal FY of Grant: 2000

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Management Improvements	Resident Initiatives	1408	1	3,400	3,400	3,400	0	
	Management Vehicles	1408	1	14,550	14,550	14,550	0	
	Resident Employment Training	1408	1	82,461	82,461	82,461	3,400	In-Proces
	Subtotal			**$100,411**	**$100,411**	**$100,411**	**$3,400**	
HA-Wide Administration	Administrative Salaries	1410.1	1	140,385	140,385	140,385	2,330	
	Travel	1410.10	1	6,000	6,000	7,324	1,324	
	Sundry/Postage/Advertising	1410.19	1	0	7,000	7,000	0	
	Development Services Salaries	1410.2	1	87,000	47,584	47,584	3,463	
	LBP Inspector Salaries	1410.2	1	77,500	42,500	42,500	0	
	Subtotal			**$310,885**	**$243,469**	**$244,793**	**$7,117**	
HA-Wide Fees & Costs	Architectural/Engineering	1430.1	1	110,000	110,000	110,000	4,673	
	Permits and Fees	1430.6	1	50,000	50,000	50,000	0	
	Consulting Services	1430.2	1	20,000	20,000	20,000	14,156	
	Construction Field Inspectors	1430.7	1	96,520	96,520	96,520	6,965	
	Deferred Maintenance Inspector	1430.72	1	30,000	30,000	30,000	0	
	Sundry Planning Costs	1430.19	1	0	25,000	25,000	1,992	
	Subtotal			**$306,520**	**$331,520**	**$331,520**	**$27,785**	
HA-Wide Relocation	Relocation Team	1495	1	97,000	97,000	97,000	2,125	
	Subtotal			**$97,000**	**$97,000**	**$97,000**	**$2,125**	

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 COUNTY OF SACRAMENTO		Grant Type and Number Capital Fund Program Grant No. CA30P00750100 Replacement Housing Factor Grant No.					Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
7-01 Dos Rios	Street Repairs	1450	1	24,250	108,799	108,799	0	Out To Bid
	Garbage Enclosures	1450	12	0	0	0	0	
	Maintenance Facility Improvements	1470	1	19,400	5,312	5,312	4,781	Retention Remaining
	Fire Extinguishers	1475.3	1	24,250	14,593	5,630	5,630	In-Process
	Subtotal			**$67,900**	**$128,704**	**$119,741**	**$10,411**	
7-02 Dos Rios Scats	Deferred Maintenance Activities	1460	1	60,707	60,707	60,707	3,898	
	Subtotal			**$60,707**	**$60,707**	**$60,707**	**$3,898**	
7-03 Dos Rios	Garbage Enclosures	1450	1	0	0	0	0	Project Canceled
	Exterior Repairs/Painting, Roofing & LBPA	1460	18	1,101,945	1,106,570	1,106,570	1,028,200	93% Completed
	Subtotal			**$1,101,945**	**$1,106,570**	**$1,106,570**	**$1,028,200**	
7-04 Scattered Sites	Deferred Maintenance Activities	1460	1	60,707	60,707	60,707	0	Begins In Sept.
	Subtotal			**$60,707**	**$60,707**	**$60,707**	**$0**	
7-05 Senior Adults	Security Fencing	1450	1	23,700	422	422	380	Completed
	Deferred Maintenance Activities	1460	1	60,707	60,707	60,707	9,235	In-Process
	Subtotal			**$84,407**	**$61,129**	**$61,129**	**$9,614**	
7-08 Manzanita Ave.	HVAC Replacement	1460	19	183,503	158,768	158,768	158,768	Project Completed
	Subtotal			**$183,503**	**$158,768**	**$158,768**	**$158,768**	
7-09 Substantial Rehab	Security Lighting	1450	1	0	0	0	0	Project Canceled
	Subtotal			**$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 COUNTY OF SACRAMENTO		Grant Type and Number Capital Fund Program Grant No. CA30P00750100 Replacement Housing Factor Grant No.					Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
7-15 Pomegranate	Security Fencing	1450	1	0	25,000	0	0	Out To Bid
				$0	**$25,000**	**$0**	**$0**	
7-18 Minor Rehab	Deferred Maintenance Activities	1460	1	60,707	60,707	60,707	0	
	Subtotal			**$60,707**	**$60,707**	**$60,707**	**$0**	

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

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO	Grant Type and Number Capital Fund Program Grant No. CA30P00750103 Replacement Housing Factor Grant No.	Federal FY of Grant: 2003

X Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	248,954	0	0	0
4	1410 Administration	206,448	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	343,625	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvements	83,900	0	0	0
10	1460 Dwelling Structures	1,509,321	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	97,300	0	0	0
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	**$2,489,548**	**$0**	**$0**	**$0**
22	Amount of line 21 Related to LBP Activities	$131,700			
23	Amount of line 21 Related to Section 504 compliance	$20,000			
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs	$17,544			
26	Amount of line 21 Related to Energy Conservation Measures	$268,688			

Signature of HA Executive Director and Date:	Signature of HUD Public Housing Director and Date:

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 COUNTY OF SACRAMENTO	Grant Type and Number Capital Fund Program Grant No. CA30P00750103 Replacement Housing Factor Grant No.	Federal FY of Grant: 2003

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Management	Resident Initiative	1408	1	3,405	0	0	0	
	Resident Training - Painting	1408	1	82,722	0	0	0	
	Resident Training - Custodial etc.	1408	1	60,000	0	0	0	
	Security Guard Trial Project	1408	1	50,000	0	0	0	
	Youth Activities	1408	1	52,827	0	0	0	
	Subtotal			**$248,954**	**$0**	**$0**	**$0**	
HA-Wide Administration	Administrative Salaries	1410.1	1	109,613	0	0	0	
	Sundry/Postage	1410.1	1	39,760	0	0	0	
	Travel	1410.10	1	7,300	0	0	0	
	Sundry/Advertisement/Postage	1410.19	1	5,000	0	0	0	
	Development Services Salaries	1410.2	1	24,000	0	0	0	
	LBP Inspector Salaries	1410.2	1	20,775	0	0	0	
	Subtotal			**$206,448**	**$0**	**$0**	**$0**	
HA-Wide Fees & Costs	Architectural/Engineering	1430.1	1	112,500	0	0	0	
	SHRA - Architect Salary	1430.1	2	60,530	0	0	0	
	Sundry Planning Costs	1430.19	1	15,029	0	0	0	
	Consulting Services	1430.2	1	30,058	0	0	0	
	Permits & Fees	1430.6	1	18,820	0	0	0	
	Construction Field Inspectors	1430.7	1	65,358	0	0	0	
	Deferred Maintenance Inspector	1430.72	1	41,330	0	0	0	
	Subtotal			**$343,625**	**$0**	**$0**	**$0**	
HA-Wide Relocation	Relocation Team	1495	1	97,300	0	0	0	
	Subtotal			**$97,300**	**$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 COUNTY OF SACRAMENTO	Grant Type and Number Capital Fund Program Grant No. CA30P00750103 Replacement Housing Factor Grant No.	Federal FY of Grant: 2003

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
7-01 Dos Rios	Interim Lead/Risk Assessment	1460	1	7,000	0	0	0	
	Subtotal			**$7,000**	**$0**	**$0**	**$0**	
7-04 Scattered Sites	Interim LBP Measures	1460	1	4,950	0	0	0	
	Roofing	1460	1	46,500	0	0	0	
	Subtotal			**$51,450**	**$0**	**$0**	**$0**	
7-05 Senior Adults	Parking Lot Repairs	1450	1	38,300	0	0	0	
	HVAC Replacement	1460	1	606,568	0	0	0	
	Subtotal			**$644,868**	**$0**	**$0**	**$0**	
7-07 Substantial Rehab	HVAC Replacement	1460	1	108,000	0	0	0	
	Subtotal			**$108,000**	**$0**	**$0**	**$0**	
7-08 Beech, Engle,	Parking Lot Repairs	1450	1	45,600	0	0	0	
	HVAC Replacement	1460	1	307,800	0	0	0	
	New Playground Area	1460	1	25,000	0	0	0	
	Roofing	1460	1	44,400	0	0	0	
	Subtotal			**$422,800**	**$0**	**$0**	**$0**	
7-11 Dry Creek Rd.	New Playground Area	1460	1	15,000	0	0	0	
	Roofing	1460	2	11,500	0	0	0	
	Subtotal			**$15,000**	**$0**	**$0**	**$0**	

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

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO	**Grant Type and Number** Capital Fund Program Grant No. CA30P00750103 Replacement Housing Factor Grant No.	**Federal FY of Grant:** **2003**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
7-12 Date Avenue	Deferred Maintenance	1460	1	$82,985	0	0	0	
	Subtotal			**$82,985**	**$0**	**$0**	**$0**	
7-13 Evelyn Lane	Roofing	1460	1	15,000	0	0	0	
	Subtotal			**$15,000**	**$0**	**$0**	**$0**	
7-14 Elk Grove Road	Deck Repair	1460	1	$30,000	0	0	0	
	Subtotal			**$30,000**	**$0**	**$0**	**$0**	
7-18 Minor Rehab	Interim LBP Measures	1460	1	3,150	0	0	0	
	Roofing	1460	3	28,250	0	0	0	
	Subtotal			**$31,400**	**$0**	**$0**	**$0**	
7-23 Elk Grove/Florin	Deferred Maintenance	1460	1	$82,984	0	0	0	
	Subtotal			**$82,984**	**$0**	**$0**	**$0**	
7-24 Substantial Rehab	Deferred Maintenance	1460	1	$82,984	0	0	0	
	Subtotal			**$82,984**	**$0**	**$0**	**$0**	
7-33 Minor Rehab	Interim LBP Measures	1460	1	7,250	0	0	0	
	Subtotal			**$7,250**	**$0**	**$0**	**$0**	

Section 8 Homeownership Program Capacity Statement

The Housing Authority of the County of Sacramento, CA has demonstrated its capacity to administer a Section 8 Homeownership program by:

Establishing a minimum homeowner down-payment requirement of at least three percent and requiring that at least one percent of the down payment come from the family's resources. The Housing Authority also requires that financing for purchase of a home under its Section 8 Homeownership program will: be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

PET POLICY

[24 CFR 5 Subpart C and 960 Subpart G]

INTRODUCTION AND STATEMENT OF VALUES

Purpose

To establish the Authority's policy for ownership of pets in elderly, disabled and family housing and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets. The Pet Policy is designed to protect both pet owners and non-pet owners, and to ensure the animals receive responsible care. The policy applies to all pets kept in Authority housing. The rules adopted are reasonably related to the legitimate interest of the Authority to provide a decent, safe and sanitary living environment for all Residents, to protect and preserve the physical condition of the premises, and to protect the financial interest of the PHA.

A. REGISTRATION OF PETS

Pets must be registered with the PHA before they are brought onto the premises.

Registration must be updated annually, coordinated with the annual recertification date. Proof of license and inoculation must be submitted with the Resident's annual recertification documents.

B. ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

This policy does not apply to assistive animals that are used to assist, support or provide service to persons with disabilities, or to assistive animals that visit public housing developments. However, the Resident shall be liable for any damage done to the premises or facilities by the pet. To qualify for this exclusion, Residents or prospective Residents must certify in writing that a member of the household is a person with a disability; the animal has been trained to assist persons with that specific disability; and the animal actually assists the person with a disability (24 CFR 5.303). Verification of the need for reasonable accommodation must be provided by a licensed physician or attending health care professional and submitted on a *Verification of Need for Reasonable Accommodation* form. The Authority will consider all requests for reasonable accommodation. All other provisions of the *Lease* and *Pet Policy/Agreement* regarding the responsibilities of pet owners to control the animals, maintain the premises in a clean and sanitary condition and ensure that neighbors enjoy the premises in a safe and peaceful manner apply to all Residents.

C. ADVANCE PERMISSION, REGISTRATION, AND PET DEPOSITS

Permission to keep a pet is granted at the Authority's sole discretion and is subject to the Resident's strict adherence to all aspects of the *Pet Policy/Agreement*. Any Resident who wishes

to keep a pet will first obtain the approval of the Authority, register the pet by complying with the requirements of the *Pet Policy/Agreement*, pay (or make arrangements to pay) a pet deposit for each dog or cat, and sign a *Pet Policy/Agreement*. The pet deposit for Elderly/Disabled families is the greater of $50.00 or one month's rent. The pet deposit for all other families is the greater of $200.00 or one month's rent.

Only common household pets will be allowed. These include dogs, cats, fish, birds, rabbits, and rodents such as guinea pigs and hamsters. Residents may be permitted to have two pets. Residents may not have two dogs.

Dogs: Are limited to a maximum adult weight of 25 pounds and must be housebroken. Are limited to no more than one dog in any dwelling unit. Are not allowed in an elevator, unless as a reasonable accommodation for an assistive animal such as a Seeing Eye dog. Must be effectively restrained and under the control of a responsible person when passing through common areas. Must not be tethered or chained outside or within the dwelling unit. Must not be housed outside. Are only allowed on the first two floors in high-rise developments. In all other developments, dogs are limited to dwelling units with immediate access to the outside without passing through common areas. Must be muzzled when outdoors. The pet owner must promptly and completely remove all fecal matter deposited by dogs in a sanitary manner.

Cats: Must remain inside unless being transported in an appropriate secured carrier. Must be trained to use a litter box or other waste receptacle. Litter boxes must be cleaned regularly and the waste disposed of in a sanitary manner. Litter must never be flushed down the toilet.

Dogs and Cats: Must be spayed or neutered by 4-6 months of age and have all required inoculations. A health certificate prepared by a veterinarian including attestations of (1) no communicable disease, (2) spaying or neutering (or of a medical condition precluding spaying or neutering), (3) documentation of current inoculations (including rabies vaccination if required), (4) breed and estimated adult weight, and (5) current weight. The name, address and telephone number of the veterinarian who will be providing regular care must be provided. Contact information for a responsible adult who may be contacted in an emergency (in addition to the Resident) must be provided. The pet(s) must be licensed as specified now or in the future by State law and local ordinance. Resident must provide a color photo of each dog or cat.

Other Pets: Exempt from pet deposit. Pet cages and/or aquariums must be in good repair and be cleaned regularly.
Birds – Maximum number two. Must be in an acceptable cage at all times.
Fish – Maximum aquarium size 20 gallons. Must be maintained on a stand approved by management.
Rodents (rabbit, guinea pig, hamster, or gerbil only) – Maximum number two. Must be in an acceptable cage at all times.
Turtles – Maximum number two. Must be enclosed in an acceptable cage or container at all times.

D. PROHIBITED ANIMALS

Prohibited animals include, but are not limited to, the following:

- Any animal whose weight could exceed 25 pounds by adulthood.

- Dogs determined to be dangerous, intimidating or vicious.

- Animal with fur, such as dogs and cats, are not permitted in proximity to Residents with identified family members with verified asthma exacerbated by fur or allergies to fur.

- Ferrets, wild animals, feral animals, or other animals that are not amenable to routine human handling or whose natural protective mechanisms pose a risk to small children of serious bites and lacerations.

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

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

- Pigeons, doves, mynah birds, psittacine birds of other species that are hosts to the organisms causing psittacosis in humans.

- Animals whose climatological needs cannot be met in an unaltered environment of the individual dwelling unit including reptiles.

- Animals who would be allowed to produce offspring for sale.

- Animals of species commonly used on farms including pot-bellied pigs.

- Non-human primates.

E. ADDITIONAL PROHIBITIONS AND REQUIREMENTS

- No animals will be allowed in any dwelling unit that does not contain at lease one separate bedroom.

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

- Except as required by law or permitted by the Authority as a reasonable accommodation, pets are not permitted in common areas including, but not limited to lobbies, community rooms, kitchens, dining facilities, and laundry areas.

- Residents are responsible for controlling the noise of pets so that such noise does not constitute a nuisance to other Residents or interrupt the quiet enjoyment of their dwelling unit or the premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

- No pet (excluding fish) shall be left unattended in any dwelling unit for a period in excess of 48 hours.

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

- Resident/pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets or may be easily frightened or disoriented by animals. Pet owners must agree to exercise courtesy with respect to other residents at all times.

- Resident/pet owners shall take adequate precautions to eliminate any pet odors within or around the dwelling unit and to maintain the unit in sanitary condition at all times.

- Pet waste must be promptly placed in a sealed plastic bag and deposited in an outside garbage container for disposal.

- Residents are prohibited from feeding or harboring stray animals.

F. INSPECTIONS AND OTHER RIGHTS OF THE AUTHORITY

- The Authority reserves the right to enter the premises at any time when there is evidence that an animal has been left alone and is in danger or distress.

- To seek impoundment and sheltering of any animal found to be maintained in violation of housing rules, pending resolution of any dispute regarding such violation.

- The Authority may, after reasonable notice to the Resident, during reasonable hours, enter and inspect the premises, in addition to other inspections allowed. This may include, but not be limited to a monthly walk-through inspection to insure the Resident is adhering to the *Pet Policy/Agreement*.

G. PET REMOVAL

Residents are solely responsible and liable for the conduct or misconduct of pets, whether owned or allowed on Authority premises by the Resident. The Resident shall take all necessary steps to insure that pets that become vicious or intimidating, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are immediately removed by the Resident and/or referred by the Resident to the appropriate State or local entity authorized to remove such animals. If the Resident fails to fulfill his/her obligation to remove a pet from the premises the Authority may take all necessary steps to remove, or have removed, the pet from the premises. If a pet injures or intimidates another resident or anyone in the building or on the grounds of any Authority property, including but not limited to biting, scratching, or assaulting person(s), the pet owner must immediately remove the pet permanently from the premises without direction from the Authority to do so. If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, and the designated responsible party is unavailable (or unwilling) to provide a remedy, the Authority may remove the pet from the premises or refer the matter to the appropriate State or local agency for removal of the pet.

H. TERMINATION OF TENANCY

The Authority may terminate tenancy when the Resident has failed to remove the pet or correct a pet rule violation within the time specified in a warning notice.

I. DISPOSITION OF PET DEPOSIT(S)

All reasonable expenses incurred by the Authority as a result of damages directly attributable to the presence of the pet will be the responsibility of the resident including, but not limited to the cost of fumigation, repairs and/or replacement to the Resident's dwelling unit or common areas. The pet deposit is fully refundable upon removal of the pet or the household's move out of housing if the Authority determines that there are no damages or other expenses caused by the pet. If upon removal of the pet or the household's move out of housing, the cost of repairing any damages caused by the pet exceeds the pet deposit, management may use funds from the Resident's regular security deposit to cover the expense. The Resident will be billed for any amount owed in excess of the pet deposit and security deposit.

J. LIABILITY

Residents shall be held solely responsible and liable for the conduct or misconduct of their pet(s). The Housing Authorities of the City and County of Sacramento and their representatives will not be held responsible for any accident or injury involving residents, guests, or visitors to the premises as a result of allowing pets.

K. REFUSAL TO REGISTER PETS

The PHA shall not refuse to register a pet based on the determination that the pet owner is financially unable to care for the pet. If the PHA refuses to register a pet, written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD notice requirements.

The PHA will refuse to register a pet if:

- The pet is not allowed under *Section D, Prohibited Pets* as found in this policy.
- Keeping the pet would violate any *House Pet Rules*.
- The pet owner fails to provide complete pet registration information, or fails to update the registration annually.
- The PHA reasonable determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. Attributes of the pet including, but not limited to temperament and behavior will be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

L. PETS TEMPORARILY ON THE PREMISES

Pets, which are not owned by a resident, will not be allowed, except for service animals.

This rule excludes visiting pet programs sponsored by a humane society or other non-profit organization and approved by the PHA.

In the event the Housing Authority's policy conflicts with State or Local law, State or local laws governing pets temporarily in dwelling accommodations shall prevail.

Sacramento Housing & Redevelopment Agency

CIVIL RIGHTS CERTIFICATION RESPONSE

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

_____ _____

Anne M. Moore, Executive Director Date

Resident Membership of the PHA Governing Board

Vacant
County Resident Commissioner
Appointed
Appointing Official: County Executive
Current Term: N/A

Resident Advisory Board Members

- Regina Rogers, (Section 8)*
- Ema Green, (Section 8)*
- Public Housing Council/Committee members (duly elected by residents of their respective developments in elections that are held every two (2) years).

*Appointed by Section 8 staff for their leadership and active involvement in Section 8 tenant-related activities.

PHA PLANNING COMMITTEE

Members:

- Lea Floyd, Resident, (Advisor - President of the Resident Advisory Board)
- Jim Hoag, Resident, (Advisor - Conventional Housing Participant)
- Leoma Lee, Resident, (Secretary Resident Committee – Conventional Housing)
- Walter Haus, Resident, (President Resident Committee – Conventional Housing)
- Florence Fortier, Resident, (President Resident Committee – Conventional Housing)
- Joseph Gately, Program Manager, Central Maintenance
- Connie Quok, Program Technician, Central Maintenance
- Margaret Dorsey Thornton, Program Manager, Grants Management
- Lira Goff, Program Technician, Grants Management
- Mike Dowd, Housing Authority Supervisor, Central Maintenance
- Jim Remus, Department Analyst, Central Maintenance
- Connie Mc Ginness, Acting Program Manager, Housing Management
- Janice Truhan, Program Technician, Housing Management
- Karen Uyeno, Supervisor, Housing Management
- Edward White, Director, Housing Management
- Jeri (JD) Moore, Principal Analyst, Housing Management
- Deborah Powers, Assistant Director, Housing Management
- Mark Stephenson, Assistant Director, Housing Choice Voucher (Section 8)
- William Enyeart, Program Manager, Housing Management

List of Public Housing Resident Councils/Committees:

Arden Villa	**Big Trees**	**Capital Terrace**	**Colonial Hts.**
Comstock	**Creekside**	**Crystal Gardens**	**Dos Rios**
Gibson Oaks	**Gran Casa Linda**	**Lincoln Manor**	**New Helvetia**
Paradise Manor	**Pine Knoll**	**River Oaks**	**Riverview Apts.**
Sherman Oaks	**Sierra Vista**	**Sutterview**	**Washington Plaza**
William Land Villa			

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

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO	Grant Type and Number Capital Fund Program Grant No. CA30P00750101 Replacement Housing Factor Grant No.	Federal FY of Grant: 2001

X Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Orginal	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	#REF!	#REF!	#REF!	#REF!
4	1410 Administration	#REF!	#REF!	#REF!	#REF!
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	#REF!	#REF!	#REF!	#REF!
8	1440 Site Acquisition				
9	1450 Site Improvements	#REF!	#REF!	#REF!	#REF!
10	1460 Dwelling Structures	#REF!	#REF!	#REF!	#REF!
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	#REF!	#REF!	#REF!	#REF!
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	#REF!	#REF!	#REF!	#REF!
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	**#REF!**	**#REF!**	**#REF!**	**#REF!**
22	Amount of line 21 Related to LBP Activities	$131,700	$131,700		
23	Amount of line 21 Related to Section 504 compliance	$20,000	$20,000		
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs	$17,544	$17,544		
26	Amount of line 21 Related to Energy Conservation Measures	$268,688	$268,688		

Signature of HA Executive Director and Date:	Signature of HUD Public Housing Director and Date:

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 COUNTY OF SACRAMENTO		Grant Type and Number Capital Fund Program Grant No. CA30P00750101 Replacement Housing Factor Grant No.					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Management Improvements	Resident Initiatives	1408	1	#REF!	#REF!	#REF!	#REF!	
	Resident Employment Training	1408	1	#REF!	#REF!	#REF!	#REF!	
	Computers & Equipment	1408	1	#REF!	#REF!	#REF!	#REF!	68% Complete
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	
HA-Wide Administration	Salaries/Benefits & Sundry Items	1410.1	1	#REF!	#REF!	#REF!	#REF!	
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	
HA-Wide Fees & Costs	Architectural/Engineering/Consultants/ Planning Costs/Building Permits & Fees	1430.1	1	#REF!	#REF!	#REF!	#REF!	
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	
HA-Wide Relocation	Relocation Team	1495	1	#REF!	#REF!	#REF!	#REF!	
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	

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 COUNTY OF SACRAMENTO		Grant Type and Number Capital Fund Program Grant No. CA30P00750101 Replacement Housing Factor Grant No.					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
7-01 Dos Rios	Tree Removal/Replacement	1450	1	#REF!	#REF!	#REF!	#REF!	In-Process
	Hazardous Sidewalk Replacement	1450	1	37,800	#REF!	#REF!	#REF!	85% Complete
	CNG Fueling Station	1470	1	#REF!	#REF!	#REF!	#REF!	
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	
7-02 Dos Rios Scats	Major Modernization/LBPA	1460	1	#REF!	#REF!	#REF!	#REF!	
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	
7-03 Dos Rios	Major Modernization/LBPA	1460	1	#REF!	#REF!	#REF!	#REF!	75% Complete
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	
7-04 Scattered Sites	Interim LBP Measures	1460	1	#REF!	#REF!	#REF!	#REF!	
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	
7-05 Senior Adults	Hazardous Sidewalk Replacement	1450	1	#REF!	#REF!	#REF!	#REF!	
	Deferred Maintenance Activities	1460	1	#REF!	#REF!	#REF!	#REF!	
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	
7-07 Substantial Rehab	Hazardous Sidewalk Replacement	1450	1	#REF!	#REF!	#REF!	#REF!	
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	
7-08 Beech, Engle, Manzanita Ave., Dewey, SW Silver Eagle	Hazardous Sidewalk Replacement	1460	1	#REF!	#REF!	#REF!	#REF!	
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	

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 COUNTY OF SACRAMENTO		**Grant Type and Number** Capital Fund Program Grant No. CA30P00750101 Replacement Housing Factor Grant No.					**Federal FY of Grant:** **2001**	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
7-09 Substantial Rehab	Deferred Maintenance Activities	1460	1	#REF!	#REF!	#REF!	#REF!	In-Process
	Interim LBP Measures	1460	1	#REF!	#REF!	#REF!	#REF!	
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	
7-11 Dry Creek Rd.	Deferred Maintenance Activities	1460	1	#REF!	#REF!	#REF!	#REF!	
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	
7-13 Evelyn Lane	Hazardous Sidewalk Replacement	1450	1	#REF!	#REF!	#REF!	#REF!	
	Roofing	1460	2	#REF!	#REF!	#REF!	#REF!	
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	
7-15 Pomegranate	Security Fencing	1450	1	#REF!	#REF!	#REF!	#REF!	
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	
7-17 Cassandra	Hazardous Sidewalk Replacement	1450	1	#REF!	#REF!	#REF!	#REF!	
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	
7-18 Minor Rehab	Interim LBP Measures	1460	1	#REF!	#REF!	#REF!	#REF!	
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	
7-24 3929 48th Ave	Security Fencing	1450	1	#REF!	#REF!	#REF!	#REF!	
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	
7-33 Minor Rehab	Hazardous Sidewalk Replacement	1450	1	#REF!	#REF!	#REF!	#REF!	
	Interim LBP Measures	1460	1	#REF!	#REF!	#REF!	#REF!	
	HVAC Replacement	1460	1	#REF!	#REF!	#REF!	#REF!	
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	
7-36 Main Avenue	Concrete/Fence Repairs	1450	1	#REF!	#REF!	#REF!	#REF!	
	Subtotal			**#REF!**	**#REF!**	**#REF!**	**#REF!**	