

Housing Authority of the City of Los Angeles
Year 2004 Agency Plan

FINAL VERSION

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

October 10, 2003

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Los Angeles

PHA Number: CA004

PHA Fiscal Year Beginning: January 1, 2004

Public Access to Information

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

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

Display Locations for HACLA Agency Plan and Supporting Documents

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

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

HACLA Agency Plan Supporting Documents available for inspection at:

- HACLA Central Offices, 3rd floor
- HACLA Development Management Offices
- Other

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

A) Mission

The PHA's mission is:

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

B. Goals

HUD Strategic Goal

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

PHA Goal: Expand the supply of assisted housing.

Objectives:

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

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

PHA Goal: Improve the quality of assisted housing.

Objectives:

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

➤ **Maintain a PHAS score of 90%+**

➤ **Within 1 year achieve a SEMAP score of 90%+.**

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

HUD Strategic Goal

Improve community quality of life and economic vitality

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

HUD Strategic Goal

Promote self-sufficiency & asset development of families & individuals

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

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

HUD Strategic Goal

Ensure Equal Opportunity in Housing for all Americans

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

Objectives:

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan

PHA Fiscal Year 2004

[24 CFR Part 903.7]

i. Annual Plan Type:

Standard Plan

Streamlined Plan:

High Performing PHA

Small Agency (<250 Public Housing Units)

Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

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

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

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

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Table of Contents

Annual Plan

i. Executive Summary	
ii. Table of Contents	<u>Page #</u>
1. Housing Needs	12
2. Financial Resources	18
3. Policies on Eligibility, Selection and Admissions	19
4. Rent Determination Policies	29
5. Operations and Management Policies	33
6. Grievance Procedures	33
7. Capital Improvement Needs	33
8. Demolition and Disposition	37
9. Designation of Housing	39
10. Conversions of Public Housing	39
11. Homeownership	40
12. Community Service Programs	40
13. Crime and Safety	40
14. Pets	43
15. Civil Rights Certifications (w/ PHA Plan Certifications)	43
16. Audit	43
17. Asset Management	43
18. Other/Resident Advisory Board Recommendations	43
19. Consistency with Consolidated Plan	45
20. Other HUD Required Attachments and Grant Certifications	45

Attachments

Required Attachments:

- Admissions Policy for De-concentration
- FY 2004 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Membership on the Resident Advisory Board
- Resident Membership on the PHA Governing Board
- Progress in Meeting the 5-Year Plan Missions and Goals
- Section 8 Homeownership Capacity Statement
- Resident Satisfaction Survey Follow-Up
- Voluntary Conversion Required Initial Assessment
- Intent To Project-base Vouchers Statement

Optional Attachments:

- PHA Management Organizational Chart
- FY 2004 Capital Fund Program 5-Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan

- Comments of Resident Advisory Board or Boards
 Other:

Supporting Documents Available for Review

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

Applicable & On Display	Supporting Document	Applicable Plan Component
Yes	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Yes	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Yes	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
Yes	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
Yes	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
Yes	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
Yes	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
Not Applicable	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
Yes	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
Yes	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
Yes	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
Not Applicable	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
Yes	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
Yes	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

Yes	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
Yes	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
Yes	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
Yes	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
Yes	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
Yes	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
Not Applicable	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
Yes	Deconcentration of Poverty and Income Mixing	Annual Plan: Deconcentration & Income Mixing
Yes	Voluntary Conversion Required Assessment	Annual Plan: Voluntary Conversion
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Note: Supporting Documents

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

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

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

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

1 = “No Impact”

5 = “Severe Impact”

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

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

- Consolidated Plan of the Jurisdictions
Indicate year: 2003 - 2008
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) data set
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information):

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

Housing Needs of Families on the Waiting List Public Housing and Property Management			
Waiting list type:			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
	# Families	% of Total Families	Annual Turnover
Waiting List Totals	22,192	80.5%	
Extremely low income (<=30% AMI)	17,867	80.5%	
Very low income (>30% but <=50% AMI)	3,533	15.9%	
Low income (>50% but <80% AMI)	717	3.2%	
Families with children	10,926	49.2%	
Elderly families	5,050	22.7%	
Families with Disabilities	6,513	29.3%	
Hispanic	11,764	52.2%	
African American	7,815	35.2%	
White	1,004	4.5%	
Asian	1,645	7.4%	
Bedroom Size Characteristics	# Families	% of Total Families	Annual Turnover
1 BR	10,122	45.6%	111
2 BR	3,829	17.2%	316
3 BR	6,529	29.4%	78
4 BR	1,622	7.3%	25
5 BR	80	.36%	2
5+ BR	0	0%	N/A
Is the waiting list closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
➤ How long has it been closed N/A			
➤ Does the PHA expect to reopen the list in the PHA Plan year? Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>			
➤ Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes N/A <input checked="" type="checkbox"/>			

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

Waiting list type

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

	# Families	% of Total Families	Annual Turnover
Waiting List Totals	63,204		
Extremely low income <=30% AMI	43,232	68.4%	
Very low income (>30% but <=50% AMI)	13,652	21.6%	
Low income (>50% but <80% AMI)	6,320	10.0%	
Families with children	32,360	51.2%	
Elderly families	15,169	24.0%	
Families with Disabilities	15,675	24.8%	
Bedroom Size Characteristics	# Families	% of Total Families	
1 BR	23,702	37.5%	
2 BR	26,331	41.7%	
3 BR	11,060	17.5%	
4 BR	1,896	3.0%	
5 BR	190	0.3%	
5+ BR	25	0.04%	

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

C. Strategy for Addressing Needs(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

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

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

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

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

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

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

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

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

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

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

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

Need: Specific Family Types: Elderly

Strategy 1: Target available assistance to the elderly:

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

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

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

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

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

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other
 - **Low vacancy rates, rising rents, and reluctance of owners in low-poverty neighborhoods to participate in the tenant-based program.**
 - **Low production of new affordable housing.**
 - **Failure of HUD to allow rapid and appropriate market responses, including area exception rents.**

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	22,128,000	
b) Public Housing Capital Fund	23,500,000	
c) HOPE VI Demolition & Revitalization		
d) Annual Contributions for Section 8 Tenant-Based Assistance	379,000,000	
e) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
f) Resident Opportunity and Self-Sufficiency Grants	1,090,000	Jobs Plus / Senor Citizen Assistants (RSDM)
g) Community Development Block Grant	1,026,000	Community Service Center
h) HOME		
Other Federal Grants		
a) Safe Neighborhoods & COPS	N/A	
2. Prior Year Federal Grants (unobligated funds only)		
a) Prior Year Capital Fund Receipts	555,000	
b) Prior Year Drug Elimination	N/A	
3. Public Housing Dwelling Rental Income	19,306,000	Operations
4. Other Income/Resources		
a) Investment Income	3,000,000	Operations
b) Section 8 Admin Retained Earnings	27,776,000	
c) Public Housing Retained Earnings	10,580,000	Operating Deficit
d) Section 8 Welfare to Work Admin Fees	N/A	
4. Non-Federal Sources	N/A	
Total Resources	487,961,000	

3. PHA Policies Governing Eligibility, Selection & Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

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

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

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

Other:

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

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

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

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

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

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

Yes No

- The Housing Authority currently accesses some FBI data for criminal background screening; the Housing Authority will expand the use of FBI data in FY 2004.

(2)Waiting List Organization

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

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

➤ **In 2003, a site-based wait list was instituted only for Pueblo Del Sol (formerly known as Aliso Village), a HOPE VI site which will be under management of a private operator. The management agent will administer the list in accordance with the HUD approved Management Plan.**

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

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

Applicants are able to be on both the HACLA general wait list as well as the Pueblo del Sol list.

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

- PHA main administrative office
- PHA development site management office
- Other: **Housing Authority Application Center**
HACLA Website www.hacla.org
Telephone (213) 252-5316
HACLA Family Development site manager offices

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

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

➤ **1 – only for Pueblo Del Sol (Aliso Village) – a HOPE VI site.**

2. Are any or all of the PHA’s site-based waiting lists new for upcoming year
 Yes No N/A

3. May families be on more than one list simultaneously?
 Yes No N/A

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

- PHA main administrative office
- All PHA development management offices
- Management offices at developments w/ site-based waiting lists
- At the development to which they would like to apply
- Other (list below)
- N/A

➤ **HACLA Central Application Center.**

(3) Assignment

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

- One
- Two
- Three or More

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

➤ **Not applicable to the Pueblo Del Sol (Aliso Village) wait list.**

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

(4) Admissions Preferences

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

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

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

Note: AMI = Los Angeles Area Median Income

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

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

- **Relocation closer to new job/employment**
- **Business and operational concerns must be considered when utilizing units for transfers.**

c. Preferences

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

Former Federal Preferences:

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

Other: Local Preferences

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

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

Former Federal Preferences

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

- N/A Victims of domestic violence
- N/A Substandard housing
- N/A Homelessness
- N/A High rent burden

Other: Local Preferences

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) De-concentration and Income Mixing

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

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

➤ **Attachment 3-1 / File Name ca004a01**

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

If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
57TH ST - 1539 E.	7	All but four of these sites are small scattered sites located throughout the City of Los Angeles. One of the purposes of the scattered sites is to deconcentrate poverty. Occupancy to these sites is available to families currently residing in the HACLA's large family developments and who have a good residency record with the HACLA.	
48TH - 1059 E.	3		
41ST PL - 1613 E.	3		
43RD ST - 685 E.	3		
112TH ST - 1100 E.	2		
NICKERSON GARDENS	1057	Nickerson Gardens is the only family development under the 85% threshold.	
NAOMI ST - 3206	3	No deconcentration policy is warranted for the following reasons:	
102ND ST - 245 E.	2		
EMILITA - 11218	3		
57TH ST - 1330 W.	7		
VINELAND - 6530	30		
VANOWEN/MORELLA	14		
HART - 11737	3		
SAN FERNANDO GDNS	446		
91ST ST - 210 W.	3		
MONTCLAIR ST. - 3814/3910	7		
MAR VISTA GARDENS	595		
CALVERT	4		
RAMONA GARDENS	495		

111TH PL - 1714 E	2	<p>scattered sites - where the change of one family's income level can skew the average for that site). Twenty (including three family sites – San Fernando Gardens, Mar Vista gardens, and Ramona Gardens) have an average income above 30% of the AMI and above the HACLA average.</p> <ul style="list-style-type: none"> As HUD reduced the 2003 AMI for the region by 8.7% it had the effect of moving more HACLA sites towards the higher end of the range. No additional deconcentration efforts needed.
PARTRIDGE GARDENS	5	
CRENSHAW	3	
HART ST - 11736-40	3	
KLUMP - 5737	3	
EMILITA - 11442	3	
PENFIELD - 8325	5	
107TH ST - 339	2	
94TH ST - 110 E.	2	
OPP ST	9	

B. Section 8

(1) Eligibility

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

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

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

Yes No

➤ *pending completion of a due diligence review by legal counsel*

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

Yes No

➤ *pending completion of a due diligence review by legal counsel*

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

Yes No

➤ *pending completion of a due diligence review by legal counsel*

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

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

- Any information required by regulations.

(2) Waiting List Organization

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

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

b. Where may interested persons apply for admission to section 8 tenant-based assistance?

- PHA main administrative office
- Other:
 - ***Continuing Registration may be made by telephone at: 1-213-252-6199 or 1-800-555-4501***
 - ***Via the HACLA web site: www.hacla.org***

3) Search Time

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

If yes, state circumstances below:

- ***The initial voucher period is 90 days with the ability to have 30-day increments for a total of 180 days.***

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal Preferences:

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

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

Other: Local Preferences

- Working families (at least 32 hours/week) and those unable to work because of age or disability (head of household and spouse or sole member)
- Working families (at least 20 hrs/week but less than 32 hrs/week and those enrolled in educational, training, or upward mobility programs.
- Veterans and veterans' families**
- Residents who live and/or work in the jurisdiction
- Households that contribute to income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s):
- **The Housing Authority has established a local preference for persons eligible for certain targeted Section 8 Programs who are referred by agencies and organizations selected by a competitive process and approved by the Housing Authority Board of Commissioners, and for families referred to Section 8 due to special circumstances, as described in the Section 8 Administrative Plan.**

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

Former Federal Preferences

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

Other: Local Preferences

- N/A Working families (at least 32 hours/week) and those unable to work because of age or disability (head of household and spouse or sole member)
- N/A Working families (at least 20 hrs/week but less than 32 hrs/week and those enrolled in educational, training, or upward mobility programs.
-

2 Date and Time

3 Veterans and veterans' families

- N/A Residents who live and/or work in the jurisdiction
- N/A Households that contribute to income goals (broad range of incomes)
- N/A Households that contribute to meeting income requirements (targeting)
- N/A Those previously enrolled in educational, training, or upward mobility programs
- N/A Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)

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

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

- Date and time of application
- Drawing (lottery) or other random choice technique; see below.

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

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

6. Relationship of preferences to income targeting requirements:

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

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

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies:

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

Flat Rents for 2004

- **One bedroom - \$ 590**
- **Two bedrooms - \$ 740**
- **Three bedrooms - \$ 817**
- **Four bedrooms - \$ 941**
- **Five bedrooms - \$1127**

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

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

e. Ceiling rents

- Yes, for all developments
- Yes, but only for some developments (all developments except scattered and senior sites)
- No

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

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

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

- 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: **N/A**

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

a. What is the PHA's payment standard?

- At or above 90% but below 100% of FMR
- 100% of FMR - for most areas (see below)
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

As approved by HUD, the HACLA currently sets its Voucher Payment Standard at 110% of the 50th percentile of the FMR for all areas of its jurisdiction.

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

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other: N/A

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

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

d. How often are payment standards reevaluated for adequacy?

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

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other :
 - **Expanding opportunities outside of areas containing high concentrations of poverty and minorities.**

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

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

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

-or-

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

- **Attachment 7-1/File Names ca004b01, ca004c01**
- **Attachment 7-2/File Names ca004d01, ca004e01, ca004f01, ca004f01, ca004g01**
- **Attachment 7-3/File Name ca004h01, ca004i01, ca004j01, ca004k01, ca004l01, ca004m01**

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

(3) Statement of Additional Usage of Capital Funds

The Housing Authority of the City of Los Angeles reserves its right to exercise, to the fullest extent authorized by law, the rights granted to a public housing agency, as more particularly enumerated under Section 13 of the Housing Act of 1937, as amended, to transfer up to 20% of available Fiscal Year 2004 Capital Funds to Operating Fund accounts.

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

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

b) Status of HOPE VI revitalization grants

1. Development name: **Pueblo Del Sol (Aliso Village)
Pico Gardens/Las Casitas (nee: Aliso Ext)**

2. Development (project) number: **CA16-P004-005
CA16-P004-002/014**

3. Status of grants:

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

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

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

➤ The Authority will apply for HOPE VI funding for either Dana Strand Village or Nickerson Gardens. If NOFA allows for multiple applications, then both sites may be subjects of applications. An application for HOPE VI demolition grant funds may be made for a portion of Nickerson Gardens to begin redevelopment process.

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

- Cal 413 Nickerson Gardens (additional phases)
- Cal 09 Avalon Gardens
- Cal 404 Rancho San Pedro
- Cal 421 Mar Vista Gardens
- Cal 401 Ramona Gardens

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

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

Yes No; If yes, list developments:

- **Pueblo & Vista Del Sol (formerly Aliso Village)**
 - **Dana Strand Village**
- The Housing Authority will begin to explore opportunities for entering into debt-leverage financing arrangement with private partners to redevelop, revitalize, or remodel selected properties. Debt-leveraging activity will be in accordance with HUD regulations.

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

- The Authority has submitted to HUD a Replacement Housing Factor Plan for Dana Strand Village. The plan, which does not include HOPE VI Redevelopment grant funds, calls for the mixed-finance redevelopment of Dana using a combination of the Public Housing Development (PHDEV) grant funds, Replacement Housing Factor (RHF) grant funds, HOPE VI Demolition grant funds, Low-Income Housing Tax Credit (LIHTC) funds, HUD Section 202 funds and funds from conventional loans to redevelop Dana Strand. Under the RHF Plan, the Authority will construct approximately 90 units of public housing. The HUD Local office has reviewed and accepted the RHF Plan for Dana Stand and has established obligation and expenditure deadline dates in the Line of Credit Control System. Following are the HUD public housing sources of funds for the proposed redevelopment: HOPE VI Demolition grant CAURD004-D-101 in the amount of \$3,262,909; PHDEV grant CA16P004-225 in the amount of \$8,193,224; RHF grant CA16P004-709-99 in the amount of \$487,287; RHF grant CA16R004-501-99 in the amount of \$1,025,042; RHF Grant CA16R004-501-00 in the amount of \$1,236,088; RHF grant CA16R004-501-01 in the amount of \$2,292,715. The total of public housing funds proposed for use is \$16,496,265. The mixed-finance redevelopment of Dana Strand will be done in conformance with HUD regulations covering such redevelopment. A joint venture of two non-profit housing developers will be responsible for the redevelopment under the terms of a Master Development Agreement and Development and Disposition Agreements for specific phases of the development.
- The Authority has also submitted to HUD a RHF Plan for the construction of public housing units at a site in the 2200-2200 block of East Imperial Highway. The plan calls for the construction of up to 26 units and a

community building. The number of public housing units will be proportional to the amount of public housing funds and total development costs calculations. The sources of funding are as follows: RHF grant CA16R004-501-02 in the amount of \$2,717,676; a conventional loan of \$1,071,057 and Housing Authority equity of \$938,549. The Authority will serve as the developer for this site and it will be developed in conformance with HUD regulations covering such development. The HUD Local office has reviewed and accepted the RHF Plan for Dana Stand and has established obligation and expenditure deadline dates in the Line of Credit Control System.

- The Authority has also submitted to HUD a RHF Plan for the second five-year increment of funding for RHF grants received to date. The plan calls for the use of \$13,588,380 of RHF funds, \$2,637,779 of Section 8 Reserves funds, \$35,869,128 of low-income housing tax credits, \$1,001,921 of conventional loans and \$1,292,500 of Federal Home Loan Bank Affordable Housing Program. Total of funds is \$54,389,708. The plan at this time calls for the funds to be used to begin the first phases of a HOPE VI-Style mixed-finance redevelopment of Nickerson Gardens. It is estimated funds will build two phases of family rental housing of 110 units each for a total of 220 units. Of those units, 71 would be public housing/LIHTC units, 14 would be units built with Section 8 reserves funds and LIHTC funds, and 135 units would be strictly LIHTC units. The \$2,637,779 of Section 8 reserves meets the requirement of a commitment of funds by the Authority in order to receive a second five-year increment of funds. Other commitments of funding may replace Section 8 reserves as the project moves forward.
- Up to 20% of the Capital Fund allocation may be transferred to the operating fund to be used to service debt associated with the modernization of public housing units in the Authority's inventory, the construction of new units or acquisition and rehabilitation of existing units, including mixed-finance development, or other eligible uses. The Authority reserves its rights under existing laws and regulations and proposed laws and regulations that would allow the Authority to leverage private capital for modernization and/or redevelopment purposes.
- While the current Capital Fund needs of the Housing Authority are approximately \$350 million, each year the Housing Authority must prioritize outstanding needs with the limited funds provided. The Housing Authority has prepared the attached Capital Fund reports with the uncertainty of the federal government's long-term commitment to such endeavors. For the work items identified to be adequately addressed, the funding level for the Capital Fund program must be funded without the continued decreases and set-asides applied in the federal budgeting process.

8) Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

1. Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year?

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

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

Yes No

Demolition/Disposition Activity Description
1a. Development name: Pico-Aliso (Pico- Las Casitas)
1b. Development (project) number: CA16-P004-002 (and 014)
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> - Demolition (8/29/96); Partial Disposition (8/15/2000) Approved <input checked="" type="checkbox"/> - Disposition for 39 sale units (3/3/03) Planned application <input type="checkbox"/>
4. Date application approved/submitted/ planned for submission: (06/30/01)
5. Number of units affected: 577
6. Coverage of action <input checked="" type="checkbox"/> Part of the development - Disposition <input checked="" type="checkbox"/> Total development - Demolition
7. Timeline for activity: a. Actual or projected start date of activity: 05/01/95 b. Projected end date of activity: 1/1/04

Demolition/Disposition Activity Description
1a. Development name: Pueblo Del Sol (Aliso Village) 1b. Development (project) number: CA16-P004-005
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> - Demolition; Disposition Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> - Disposition
4. Date application approved/submitted/planned for submission: 2/24/99 - Demolition approved 10/16/01 - Disposition approved
5. Number of units affected: 685
6. Coverage of action <input checked="" type="checkbox"/> Part of the development - Disposition <input checked="" type="checkbox"/> Total development - Demolition
7. Timeline for activity: a. Actual or projected start date of activity: 02/15/99 b. Actual end date of activity: 12/30/00

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

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

[24 CFR Part 903.7 9 (i)]

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

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

Six (6) senior/disabled sites.

Three (3) general family development sites:

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

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

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

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

The HACLA will continue to review the topic, the status of costs, and housing availability during the 2005 Agency Plan process.

The HACLA reserves the right to further explore and move forward with voluntarily converting one or more, or parts of one or more family developments to project-based Section 8 or other types of housing.

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

N/A

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

1. Describe the need for measures to ensure the safety of public housing residents:

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism & removal of graffiti
- Resident reporting
- PHA employee reports

- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected?

Primarily Impacted

- Nickerson Gardens
- Imperial Courts
- Gonzaque Village
- Pueblo Del Rio
- Jordan Downs
- San Fernando Gardens

Impacted

- Avalon Gardens
- Dana Strand
- Estrada Courts
- Rancho San Pedro
- Ramona Gardens
- Pico/Las Casitas
- Rose Hill
- William Mead
- Mar Vista

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

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

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

- **Crime prevention programs focusing on spousal abuse, child abuse, hate crimes, personal safety and home security;**
- **Cooperation with the LAPD operations and activities;**
- **The Housing Authority has continued to identify and explore opportunities, resources, and alternative funding sources to support public safety efforts due to the lack of fiscal support for such activities on the part of the federal government.**

2. Which developments are most affected?

Primarily Impacted

- Nickerson Gardens
- Imperial Courts
- Gonzaque Village
- Pueblo Del Rio
- Jordan Downs
- San Fernando Gardens

Impacted

- Avalon Gardens
- Dana Strand
- Estrada Courts
- Rancho San Pedro
- Ramona Gardens
- Pico/Las Casitas
- Rose Hill
- William Mead
- Mar Vista

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to Housing Authority staff for analysis and action
- Police have established a physical presence on Housing Authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities:
 - **The LAPD is primarily responsible for the safety of the housing development communities. The HACLA and the LAPD are currently negotiating a new memorandum of understanding concerning the level of services that will be provided to HACLA.**
 - **The HACLA is currently undergoing an extensive reconfiguration of its CPTED approach to public safety. The new approach will include hi-tech video camera surveillance system with 24/7 remote monitoring. This new approach will also impact the refinement of the relationship the HACLA currently has with LAPD.**
 - **In addition to regular policing activity, the HACLA has partnered with the LAPD in the following activities: Truancy Program, Safe Neighborhoods, Abandoned Car Round-Up, and Dog Sweeps.**

2. Which developments are most affected?

- **All Developments**

D. Additional information as required by PHDEP/PHDEP Plan

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

2. Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan? Yes No **N/A**

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

14. Pet Policy

[24 CFR Part 903.7 9 (n)]

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

15. Civil Rights Certification

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

- Attached
- Provided below
- Not Yet Applicable

➤ **Attachment 18-1 / File Name ca004n01**

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

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

The Housing Authority develops its Agency Plan in consultation with Section 8 participants, public housing residents, and public housing duly-elected leaders. In support of this process, the Housing Authority held 7 regional Section 8 meetings and 20 public housing site meetings prior to the development of the initial Draft Plan. Upon publication of the Draft Agency Plan and pursuant to Federal Regulations, the Housing Authority begins the 45-day formal public comment period.

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

After the 45-day comment period, the Housing Authority held a public hearing to receive final comment. Eighty-two public housing residents, Section 8 participants, and members of the public attended the public hearing. The final version of the 2004 Agency Plan is also subject to approval from the Housing Authority's Board of Commissioners, providing an additional forum for public comment. Comments received during all stages of the planning process and the responses to those comments are included into the final version of this Plan as a required attachment.

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

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

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

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered w/ PHA & requested place on ballot
- Other: N/A

b. Eligible candidates:

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other: N/A

c. Eligible voters:

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

C. Statement of Consistency with the Consolidated Plan

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

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

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

Certification of Consistency with the City of Los Angeles Consolidated Plan has been obtained and will be submitted to the

U.S. Dept of Housing and Urban Development with the Final FY 2004 Agency Plan.

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

D. Other Information Required by HUD

The following additional information required by HUD is attached.

1. HUD Required Statements:
 - A. Membership of the Resident Advisory Board
 - **Attachment 18-3 / File Name ca004o01**
 - B. Resident Membership on the PHA Governing Board
 - **Attachment 18-4 / File Name ca004p01**
 - C. Progress in Meeting the 5-Year Plan Missions and Goals
 - **Attachment 18-5 / File Name ca004q01**
 - D. Section 8 Homeownership Capacity Statement
 - **Attachment 18-6 / File Name ca004r01**
2. Definition of Substantial Deviation from Agency Plan
 - **Attachment 18-7 / File Name ca004s01**
3. Intention to Project Base Section 8 Vouchers Statement
 - **Attachment 18-8 / File Name ca004t01**
4. Resident Satisfaction Survey Follow-Up
 - **Attachment 18-9**
5. Grant Certifications
 - A. PHA Plan Certification of Compliance with PHA Plans and Related Regulations
 - B. Certification of Drug Free Workplace
 - C. Certification of Payment to Influence Federal Transaction
 - **The above certificates will be included in the final version of the 2004 Agency Plan.**

Attachments

Attachments are submitted using the following index:

Attachment Hard Copy Number	Contents	Electronic File Copy Name
3-1	Admission Policy for Deconcentration	ca004a01
7-1	Capital Fund Program 2004 Annual Statement and Five Year Plan	ca004b01 ca004c01
7-2	Capital Fund Program Performance/Evaluation Reports 2000, 2001, 2002, 2003	ca004d01 ca004e01 ca004f01 ca004g01
7-3	Capital Fund Program Replacement Housing Factor	ca004h01 ca004i01 ca004j01 ca004k01 ca004l01 ca004m01
18-1	Response to Comments	ca004n01
18-2	Certificate of Consistency with the Consolidate Plan	Hard Copy Only
18-3	Membership on the Resident Advisory Board	ca004o01
18-4	Resident Membership on the PHA Governing Board	ca004p01
18-5	Progress in Meeting the 5-Year Plan Missions and Goals	ca004q01
18-6	Section 8 Homeownership Capacity Statement	ca004r01
18-7	Significant Changes to the Agency Plan	ca004s01
18-8	Intention to Project Base Vouchers Statement	ca004t01
18-9	PHAS Resident Survey Follow-Up	Hard Copy Only
18-10	PHA Plan Certification of Compliance with PHA Plans and Related Regulations	Hard Copy Only
18-11	Certification of Drug Free Workplace	Hard Copy Only
18-12	Certification of Payment to Influence Federal Transaction	Hard Copy Only

Admissions Policy for De-concentration

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

J. Deconcentration Policy

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: CA16P00450104 – Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
--	--	-------------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	2,083,483	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	2,083,483	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	786,953	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,005,400	0	0	0
10	1460 Dwelling Structures	12,738,600	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	778,017	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	1,358,896	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	816,786	0	0	0
20	Amount of Annual Grant: (sum of lines 1-19)	<u>20,834,832</u>	<u>0</u>	<u>0</u>	<u>0</u>
	Amount of line 20 Related to LBP Activities	475,000	0	0	0
	Amount of line 20 Related to Sect. 504 compliance	380,000	0	0	0
	Amount of line 20 Related to Security –Soft Costs	690,000	0	0	0
	Amount of Line 20 related to Security-- Hard Costs	158,402	0	0	0
	Amount of line 20 Related to Energy Conservation Measures	475,000	0	0	0
	Collateralization Expenses or Debt Service	0	0	0	0

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
CAL 4-03	Comprehensive Modernization			3,300,000				
Pueblo Del Rio	Site Work	1450	51 units	363,000				Work will be done by Kumbaya Const. under Force Account (FA)
	Metalwork/Carpentry	1460	51 units	396,000				
	Insulation and Roofing	1460	51 units	132,000				
	Doors & Windows	1460	51 units	396,000				
	Lath & Plaster and Stucco	1460	51 units	179,225				
	Ceramic Tile	1460	51 units	132,000				
	Resilient Flooring	1460	51 units	132,000				
	Painting	1460	51 units	165,000				
	Range Hoods/Kitchen Cabinetry	1460	51 units	227,586				
	Plumbing & Heating	1460	51 units	568,966				
	Electrical	1460	51 units	608,223				
CAL 4-06								
William Mead	Electrical Upgrade of dwelling units	1460	250 Units	1,450,000				Work will be done by Kumbaya Const. under Force Account (FA)

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
CAL 4-08	Comprehensive Modernization			1,440,000				Work to be performed by Kumbaya
Rose Hill	Site Work	1450	48 units	158,400				Construction under Force Account
Courts	Metalwork/Carpentry	1460	48 units	172,800				
	Insulation and Roofing	1460	48 units	57,600				
	Doors and Windows	1460	48 units	172,800				
	Lath & Plaster and Stucco	1460	48 units	78,206				
	Ceramic Tile	1460	48 units	57,600				
	Resilient Flooring	1460	48 units	57,600				
	Painting	1460	48 units	72,000				
	Range Hoods/Kitchen Cabinetry	1460	48 units	99,311				
	Plumbing & Heating	1460	48 units	248,276				
	Electrical	1460	48 units	265,406				
CAL 4-13	Non-Routine Maintenance			849,000				
Nickerson Gardens								
	Reroof 26 Buildings	1460	26 Bldgs	849,000				Work will be done under contract
CAL 4-16	Non-Routine Maintenance							
Jordan Downs								
	Reroof 15 Buildings	1460	15 Bldgs	475,000				Work will be done under contract

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
CAL 4-21								
Mar Vista Gardens								
	Replace Windows; Install Window Security System; Install Security Screen Doors	1460	200 units	1,420,000				Work to be performed by Kumbaya Construction under Force Account
								Work to be performed by Kumbaya Construction under Force Account
CAL 4-22	Comprehensive Modernization			4,400,000				
San Fernando Gardens	Site Work	1450	48 units	484,000				
	Metalwork/Carpentry	1460	48 units	528,000				
	Insulation and Roofing	1460	48 units	176,000				
	Doors and Windows	1460	48 units	528,000				
	Lath & Plaster and Stucco	1460	48 units	238,965				
	Ceramic Tile	1460	48 units	176,000				
	Resilient Flooring	1460	48 units	176,000				
	Painting	1460	48 units	220,000				
	Range Hoods/Kitchen Cabinetry	1460	48 units	303,449				
	Plumbing & Heating	1460	48 units	758,621				
	Electrical	1460	48 units	810,965				Work to be performed by outside Contractor
	Roof Replacement	1460	20 Bldgs	410,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
CAL-4XX	PHA-Wide Construction Items							
	Authority Wide Administrative Costs	1410		1,291,759				
	Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Budget Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)							
	Allocation of Direct Costs for the following support/Admin. Depts.. (Based on time-allocation study):	1410						
	Executive General Services Planning Finance/budget Human Resources MIS							
CAL-4XX	B. Fringe Benefits	1410		500,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
CAL-4XX	C. Other Eligible Admin.	1410		291,724				
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							
CAL-4XX	Authority Wide A/E Fund	1430.1		486,953				
CAL-4XX	Authority Wide CFP Planning Costs	1430.19		50,000				
CAL-4XX	Authority Wide Inspection Costs	1430.7		250,000				
CAL-4XX	Authority Wide Relocation Fund	1495.1		1,358,896				
CAL-4XX	Authority Wide Contingency	1502		0				
CAL-4XX	Authority Wide Dwelling and Non-dwelling Equipment Costs			778,017				
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.	1475.2		778,017				
CAL-4XX	Authority Wide – Management Improvements	1408		2,083,483				
	a. Resident Relations Dept. – Coordination of services, programs, admin & operations. Provides administrative services	1408		612,267				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.							
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		116,717				
	c. Resident Leadership Training Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident	1408		294,277				
	organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections							
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		129,224				
	e. Senior Activities Coordinates multi-cultural social,	1408		43,370				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	inter-generation, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist Senior clubs with fundraising, organization and event planning.							
	f. Youth Sports Encourages youth participating in vocational, educational, recreational and cultural programs available to youth. Coordinates transportation for events. Develop Housing Authority sports leagues and tournaments. Design and implement programs to deter youth gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth Councils including fundraising and event planning.	1408		174,721				
	g. Resident Advisory BD (RAB)	1408						
	1. RAB Secretary			16,674				
	2. Overhead: Training/Travel/Other			33,348				
	h. Funding for Resident Newspaper	1408		125,055				
	i. Employee Training – Career & Professional Development to increase capacity to manage & to							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	sustain long-term viability of mod. work & to address identified mgmt. Needs							
	1. Housing Authority-wide employee training (related to conventional housing program)			292,681				
	2. Safety Training			49,667				
	3. Training for HAPD			41,685				
	4. Training for Mod.			9,230				
	j. Resident Training for Sect. 3 Opportunities	1408		144,567				
	Grand Fund Total			20,834,832				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program No: CA16P00450104 Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
CAL 4-06 William Mead Homes	30-Jun-06			30-Jun-07				
CAL 4-08 Rose Hill Courts	30-Jun-06			30-Jun-07				
CAL 4-13 Nickerson Gardens	30-Jun-06			30-Jun-07				
CAL 4-15 Pueblo Extension	30-Jun-06			30-Jun-07				
CAL 4-20 Estrada Courts Ext.	30-Jun-06			30-Jun-07				
CAL 4-21 Mar Vista Gardens	30-Jun-06			31-Dec-07				
CAL 4-22 San Fernando Gardens	30-Jun-06			31-Dec-07				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Los Angeles		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:				
A. Development Number/Name/HA-Wide	Year 1 FFY 2004	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008	
Please Note: Funding for the capital Fund Program is subject to Federal Budget appropriations. Reductions in appropriations may result in reduced or eliminated work items						
4-01 Ramona Gardens	Annual Statement	0	0	3,950,000	3,750,000	
4-03 Pueblo Del Rio		3,300,000	3,369,849	3,600,000	3,600,000	
4-04 Rancho San Pedro		0	220,000	200,000	0	
4-06 William Mead		1,450,000	1,710,000	0	0	
4-07 Estrada Courts		0	0	3,450,000	3,300,000	
4-08 Rose Hill		1,350,000	3,060,000	0	800,000	
4-09 Avalon Gardens		300,000	456,000	0	200,000	
4-10 Gonzaque Village		200,000	525,000	525,000	100,000	
-continued-						
B. Physical Improvements Subtotal			13,412,100	13,104,305	13,115,000	13,270,000
C. Management Improvements		2,083,483	2,083,483	2,083,483	2,083,483	
D. PHA-wide Nondwelling Structures and Equipment		955,766	1,000,000	1,000,000	1,000,000	
E. Administration		2,083,483	2,083,483	2,083,483	2,083,483	
F. Other		2,300,000	2,563,561	2,552,866	2,397,866	
G. Operations		0	0	0	0	
H. Demolition		0	0	0	0	
I. Replacement Reserves		0	0	0	0	
J. Mod Used for Development		0	0	0	0	
K. Total Non-CGP Funds		0	0	0	0	
M. Grant Total		20,834,832	20,834,832	20,834,832	20,834,832	

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Los Angeles		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
A. Development Number/Name/HA-Wide	Year 1 FFY 2004	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
Please Note: Funding for the capital Fund Program is subject to Federal Budget appropriations. Reductions in appropriations may result in reduced or eliminated work items.					
4-13 Nickerson Gardens		0	0	0	0
4-15 Pueblo del Rio Extension		0	0	200,000	100,000
4-16 Jordan Downs		475,000	1,150,000	310,000	820,000
4-17 Rancho San Pedro Ext.		0	0	200,000	0
4-19 Imperial Courts		0	750,000	280,000	200,000
4-20 Estrada Courts Extension		0	0	0	0
4-21 Mar Vista Gardens		1,427,100	1,420,000	200,000	200,000
4-22 San Fernando Gardens		4,910,000	443,456	200,000	200,000
4-xx Scattered Sites		0	0	0	0
4-xx Senior Sites		0	0	0	0

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

Activities for Year 1	Activities for Year 2 FFY 2005 PHA FY: 2005			Activities for Year 3 FFY 2006 PHA FY: 2006		
FFY: 2004	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	CAL 4-03 Pueblo Del Rio			CAL 4-03 Pueblo Del Rio		
	Comprehensive Mod.– Phase 1		3,300,000	Comprehensive Mod.– Phase II		3,369,849
	Site Work	50 units	363,000	Site Work	50 units	370,683
	Metalwork/Carpentry	50 units	396,000	Metalwork/Carpentry	50 units	404,382
	Insulation and Roofing	50 units	132,000	Insulation and Roofing	50 units	134,794
	Doors & Windows	50 units	396,000	Doors & Windows	50 units	404,382
	Lath & Plaster and Stucco	50 units	179,224	Lath & Plaster and Stucco	50 units	183,018
	Ceramic Tile	50 units	132,000	Ceramic Tile	50 units	134,794
	Resilient Flooring	50 units	132,000	Resilient Flooring	50 units	134,794
	Painting	50 units	165,000	Painting	50 units	168,492
	Range Hoods / Kitchen Cabinetry	50 units	227,586	Range Hoods/Kitchen cabinetry	50 units	232,403
	Plumbing & Heating	50 units	568,966	Plumbing & Heating	50 units	581,009
	Electrical	50 units	608,224	Electrical	50 units	621,097
	CAL 4-06 William Mead Homes			CAL 4-04 Rancho San Pedro - Roofs	10 Bldgs	220,000
	Replace windows; Install window Security system	190 units	1,450,000	CAL 4-06 William Mead Homes		
				Electrical upgrades to dwelling units	225 units	1,710,000
	CAL 4-08 Rose Hill Courts					
	Comprehensive Modernization		1,200,000			
	Site Work	36 units	132,000			
	Metalwork/Carpentry	36 units	144,000			
	Insulation and Roofing	36 units	48,000			
	Doors & Windows	36 units	144,000			
	Lath & Plaster and Stucco	36 units	65,172			
	Ceramic Tile	36 units	48,000			
	Resilient Flooring	36 units	48,000			
	Painting	36 units	60,000			
	Range Hoods / Kitchen Cabinetry	36 units	82,759			
	Plumbing & Heating	36 units	206,897			
	Electrical	36 units	221,172			

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

Activities for Year 1	Activities for Year 2 FFY 2005 PHA FY: 2005			Activities for Year 3 FFY 2006 PHA FY: 2006		
FFY: 2004	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	CAL 4-08 Rose Hill – Roof Replace	5 Bldgs	150,000	CAL 4-08 Rose Hill – Comp Mod		2,760,000
				Site Work	46 units	303,600
	CAL 4-09 Avalon Gardens			Metalwork/Carpentry	46 units	331,200
	Roof Replacement	25 Bldgs	300,000	Insulation and Roofing	46 units	110,400
				Doors & Windows	46 units	331,200
	CAL 4-10 Gonzaque Village			Lath & Plaster and Stucco	46 units	149,896
	Remodel Management/Maint. Bldg	1 Bldg	200,000	Ceramic Tile	46 units	110,400
				Resilient Flooring	46 units	110,400
	CAL 4-16 Jordan Downs			Painting	46 units	138,000
	Roof Replacement	15 Bldgs	475,000	Range Hoods / Kitchen Cabinetry	46 units	190,346
				Plumbing & Heating	46 units	475,863
	CAL 4-21 Mar Vista Gardens Phse 2			Electrical	46 units	508,696
	Replace windows; install window System; install security screen doors	201 units	1,427,100	Roof Replacement	10 Bldgs	300,000
				CAL 4-09 Avalon Gardens - Roofs	38 Bldgs	456,000
	CAL 4-22 San Fernando					
	Comprehensive Mod. – Phase V		4,400,000	CAL 4-10 Gonzaque Village - Roofs	36 Bldgs	525,000
	Site Work	62 units	495,000			
	Metalwork/Carpentry	62 units	550,000	CAL 4-16 Jordan Downs - Sprinklers	Site	150,000
	Insulation & Roofing	62 units	155,000	Replace Entry Canopies	700 units	1,000,000
	Doors & Windows	62 units	550,000			
	Lath & Plaster and Stucco	62 units	275,000	CAL 4-19 Imperial Courts		
	Ceramic Tile	62 units	155,000	Roofs	20 Bldg	600,000
	Resilient Flooring	62 units	155,000	Sprinkler System	Site	150,000
	Painting	62 units	190,000			
	Range Hoods/Kitchen Cabinetry	62 units	350,000	CAL 4-21 Mar Vista Gardens Phse 3		
	Plumbing & Heating	62 units	800,000	Rplce wndws; instill Bars/Secty Doors	200 units	1,420,000
	Electrical	62 units	725,000			
				CAL 4-22 San Fernando – Cmp Mod		443,456
	Roof Replacement	20 Bldgs.	410,000	Represents residual of Comp Mod		
				Costs. Schedule of Values proportional		
				To previous schedules.		
	Subtotal of Estimated Cost		13,412,100	Subtotal of Estimated Cost		13,104,305

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

Activities for Year 1	Activities for Year 4 FFY 2007 PHA FY: 2007			Activities for Year 5 FFY 2008 PHA FY: 2008		
FFY: 2004	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	CAL 4-01 Ramona Gardens			CAL 4-01 Ramona Gardens		
	Comprehensive Mod. – Phase I		3,750,000	Comprehensive Mod. – Phase I		3,750,000
	Site Work	51 units	412,500	Site Work	50 units	412,500
	Metalwork/Carpentry	51 units	450,000	Metalwork/Carpentry	50 units	450,000
	Insulation and Roofing	51 units	150,000	Insulation and Roofing	50 units	150,000
	Doors & Windows	51 units	450,000	Doors & Windows	50 units	450,000
	Lath & Plaster and Stucco	51 units	203,664	Lath & Plaster and Stucco	50 units	203,664
	Ceramic Tile	51 units	150,000	Ceramic Tile	50 units	150,000
	Resilient Flooring	51 units	150,000	Resilient Flooring	50 units	150,000
	Painting	51 units	187,500	Painting	50 units	187,500
	Range Hoods / Kitchen Cabinetry	51 units	258,621	Range Hoods / Kitchen Cabinetry	50 units	258,621
	Plumbing & Heating	51 units	646,621	Plumbing & Heating	50 units	646,621
	Electrical	51 units	691,163	Electrical	50 units	691,163
	Reroofing	10 Bldgs	200,000			
	CAL 4-03 Pueblo Del Rio			CAL 4-03 Pueblo Del Rio		
	Comprehensive Mod. – Phase IV		3,400,000	Comprehensive Mod. – Phase IV		3,400,000
	Site Work	51 units	374,000	Site Work	51 units	374,000
	Metalwork/Carpentry	51 units	408,000	Metalwork/Carpentry	51 units	408,000
	Insulation and Roofing	51 units	136,000	Insulation and Roofing	51 units	136,000
	Doors & Windows	51 units	408,000	Doors & Windows	51 units	408,000
	Lath & Plaster and Stucco	51 units	184,654	Lath & Plaster and Stucco	51 units	184,654
	Ceramic Tile	51 units	136,000	Ceramic Tile	51 units	136,000
	Resilient Flooring	51 units	136,000	Resilient Flooring	51 units	136,000
	Painting	51 units	170,000	Painting	51 units	170,000
	Range Hoods / Kitchen Cabinetry	51 units	234,484	Range Hoods / Kitchen Cabinetry	51 units	234,484
	Plumbing & Heating	51 units	586,208	Plumbing & Heating	51 units	586,208
	Electrical	51 units	626,654	Electrical	51 units	626,654
	Reroofing	10 Bldgs	200,000	Install Security Cameras	All Site	200,000

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

Activities for Year 1	Activities for Year 4 FFY 2007 PHA FY: 2007			Activities for Year 5 FFY 2008 PHA FY: 2008		
FFY: 2004	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	CAL 4-04 Rancho San Pedro					
	Roof Replacement	10 Bldgs	200,000			
	CAL 4-07 Estrada Courts			CAL 4-07 Estrada Courts		
	Comprehensive Mod. – Phase I		3,300,000	Comprehensive Mod. – Phase 1		3,300,000
	Site Work	47 units	363,000	Site work	47 units	363,000
	Metalwork/Carpentry	47 units	396,000	Metalwork/Carpentry	47 units	396,000
	Insulation and Roofing	47 units	132,000	Insulation & Roofing	47 units	132,000
	Doors & Windows	47 units	396,000	Doors & Windows	47 units	396,000
	Lath & Plaster and Stucco	47 units	179,224	Lath & Plaster and Stucco	47 units	179,224
	Ceramic Tile	47 units	132,000	Ceramic Tile	47 units	132,000
	Resilient Flooring	47 units	132,000	Resilient Flooring	47 units	132,000
	Painting	47 units	165,000	Painting	47 units	165,000
	Range Hoods / Kitchen Cabinetry	47 units	227,586	Range Hoods / Kitchen Cabinetry	47 units	227,586
	Plumbing & Heating	47 units	568,966	Plumbing & Heating	47 units	568,966
	Electrical	47 units	608,224	Electrical	47 units	608,224
	Reroofing	7 Bldgs	150,000	CAL 4-08 Rose Hill Courts		
				Multipurpose Community Center	1 Bldg	800,000
	CAL 4-10 Gonzaque Village					
	Roof Replacement	36 bldgs.	525,000	CAL 4-09 Avalon Gardens		
				Install Security Cameras	All Site	200,000
	CAL 4-15 Pueblo Del Rio Extension					
	Replace roofing	10 Bldgs	200,000	CAL 4-10 Gonzaque Village		
				Install Security Cameras	All Site	100,000
	CAL 4-16 Jordan Downs					
	Replace roofing	10 Bldgs	310,000	CAL 4-15 Pueblo Del Rio Extension		
				Install Security Cameras	All Site	200,000
	CAL 4-17 Rancho San Pedro Extens.					
	Replace roofing	10 Bldgs	200,000	CAL 4-16 Jordan Downs		
				Roof Replacement	20 Bldgs	620,000
				Remodel Management/Maint. Bldg	1 Bldg	200,000

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year 2 FFY 2005 PHA FY: 2005			Activities for Year 3 FFY 2006 PHA FY: 2006		
FFY: 2004	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	a. Resident Relations Dept. – Coordinator of services & programs, admin. & operations Provides admin. services including coordination & drafting of grant applications, grant management, contract development & monitoring, fin. Management, special projects, & acts as Board of Commissioners liaison	1408	612,267	a. Resident Relations Dept. – Coordinator of services & programs, admin. & operations Provides administrative services including coordination and drafting of grant applications, grant management, contract development and monitoring, fin. Management, special projects, and acts as Board of Commissioners liaison	1408	612,267
	b. Resident Patrol conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408	116,717	b. Resident Patrol conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408	116,717
	c. Resident Leadership Training Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the Resident Policy adopted by the Board of Commissioners, conducts resident elections.	1408	294,277	c. Resident Leadership Training Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the Resident Policy adopted by the Board of Commissioners, conducts resident elections.	1408	294,277

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year 2 FFY 2005 PHA FY: 2005			Activities for Year 3 FFY 2006 PHA FY: 2006		
FFY: 2004	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing, and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director, and management staff.	1408	129,224	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing, and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director, and management staff.	1408	129,224
	e. Senior Activities Coordinates multi-cultural, social, inter-generation, health-related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist senior clubs with event planning, fundraising, organization.	1408	43,370	e. Senior Activities Coordinates multi-cultural, social, inter-generation, health-related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist senior clubs with event planning, fundraising, organization.	1408	43,370
	f. Youth Sports Encourages youth participation in vocational, educational, cultural & recreational programs available to youth. Coordinates transportation for events. Develop HACLA sports leagues and tournaments. Design and implement programs to deter youth from gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth councils including fundraising and event planning.	1408	174,721	f. Youth Sports Encourages youth participation in vocational, educational, cultural & recreational programs available to youth. Coordinates transportation for events. Develop HACLA sports leagues and tournaments. Design and implement programs to deter youth from gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth councils including fundraising and event planning.	1408	174,721

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year 4 FFY 2007 PHA FY: 2007			Activities for Year 5 FFY 2008 PHA FY: 2008		
FFY: 2004	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	a. Resident Relations Dept. – Coordinator of services & programs, admin. & operations Provides admin. services including coordination & drafting of grant applications, grant management, contract development & monitoring, fin. Management, special projects, & acts as Board of Commissioners liaison	1408	612,267	a. Resident Relations Dept. – Coordinator of services & programs, admin. & operations Provides admin. services including coordination & drafting of grant applications, grant management, contract development & monitoring, fin. Management, special projects, & acts as Board of Commissioners liaison	1408	612,267
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408	116,717	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408	116,717
	c. Resident Leadership Training Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the Resident Policy adopted by the Board of Commissioners, conducts resident elections.	1408	294,277	c. Resident Leadership Training Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the Resident Policy adopted by the Board of Commissioners, conducts resident elections.	1408	294,277

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year 4 FFY 2007 PHA FY: 2007			Activities for Year 5 FFY 2008 PHA FY: 2008		
FFY: 2004	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<p>d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing, and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director, and management staff.</p>	1408	129,224	<p>d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing, and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director, and management staff.</p>	1408	129,224
	<p>e. Senior Activities Coordinates multi-cultural, social, inter-generation, health-related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist senior clubs with event planning, fundraising, organization.</p>	1408	43,370	<p>e. Senior Activities Coordinates multi-cultural, social, inter-generation, health-related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist senior clubs with event planning, fundraising, organization.</p>	1408	43,370
	<p>f. Youth Sports Encourages youth participation in vocational, educational, cultural & recreational programs available to youth. Coordinates transportation for events. Develop HACLA sports leagues and tournaments. Design and implement programs to deter youth from gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth councils including fundraising and event planning.</p>	1408	174,721	<p>f. Youth Sports Encourages youth participation in vocational, educational, cultural & recreational programs available to youth. Coordinates transportation for events. Develop HACLA sports leagues and tournaments. Design and implement programs to deter youth from gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth councils including fundraising and event planning.</p>	1408	174,721

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450104	Federal FY of Grant: 2004
--	--	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	2,717,676		0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<u>2,717,676</u>		<u>0</u>	<u>0</u>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450104				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	Funding Amount is an estimate based on FFY 2002 Actual Amount. Actual amount of funding is dependent on federal appropriations and the HUD annual formula.							
Mixed-Finance Redevelopment to be Determined	Replacement Reserve Funds from Replacement Housing Factor for FFY 2004. Funds will be used in the HOPE VI-Style redevelopment of a public housing development as indicated in the RHF Plan for the second-five year increment of funding submitted to HUD Headquarters on September 19, 2003. A Development Proposal will be submitted to the Local HUD office on March 21, 2004.	1490		2,717,676		0	0	
	GRAND TOTAL			2,717,676		0	0	

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: CA16P004501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
--	---	-------------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	1,714,258	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	1,714,258	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	800,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	982,360	0	0	0
10	1460 Dwelling Structures	9,631,706	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	800,000	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	1,500,000	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 1-19)	<u>17,142,582</u>	<u>0</u>	<u>0</u>	<u>0</u>
	Amount of line 20 Related to LBP Activities	475,000	0	0	0
	Amount of line 20 Related to Sect. 504 compliance	380,000	0	0	0
	Amount of line 20 Related to Security –Soft Costs	690,000	0	0	0
	Amount of Line 20 related to Security-- Hard Costs	158,402	0	0	0
	Amount of line 20 Related to Energy Conservation Measures	475,000	0	0	0
	Collateralization Expenses or Debt Service	0	0	0	0

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 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	Obligated	Expended	
CAL 4-06								
William Mead								
CAL 4-08								
Rose Hill Courts								
CAL 4-13	Non-Routine Maintenance			963,521				
Nickerson Gardens	Bathroom upgrades/repairs	1460	To Be Determined	463,521				Work will be done by Kumbaya Const. Under Force Account (FA)
	Reroof 15 Buildings	1460	15 Bldgs	500,000				Work will be done under contract
CAL 4-15	Comprehensive Modernization			2,600,570				
Pueblo Del Rio Ext.	Site Work	1450	23 units	286,063				Work will be done by Kumbaya (FA)
	Metalwork/Carpentry	1460	23 units	312,068				
	Insulation and Roofing	1460	23 units	104,023				
	Doors & Windows	1460	23 units	312,068				
	Lath & Plaster and Stucco	1460	23 units	141,238				
	Ceramic Tile	1460	23 units	104,023				
	Resilient Flooring	1460	23 units	104,023				
	Painting	1460	23 units	130,029				
	Range Hoods/Kitchen Cabinetry	1460	23 units	179,350				
	Plumbing & Heating	1460	23 units	448,375				
	Electrical	1460	23 units	479,311				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 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	Obligated	Expended	
CAL 4-21								
Mar Vista Gardens								
CAL 4-22	Comprehensive Modernization			4,000,000				Work to be performed by Kumbaya
San Fernando Gardens	Site Work	1450	48 units	440,000				Construction under Force Account
	Metalwork/Carpentry	1460	48 units	480,000				
	Insulation and Roofing	1460	48 units	160,000				
	Doors and Windows	1460	48 units	480,000				
	Lath & Plaster and Stucco	1460	48 units	217,241				
	Ceramic Tile	1460	48 units	160,000				
	Resilient Flooring	1460	48 units	160,000				
	Painting	1460	48 units	200,000				
	Range Hoods/Kitchen Cabinetry	1460	48 units	275,862				
	Plumbing & Heating	1460	48 units	689,655				
	Electrical	1460	48 units	737,241				
	Roof Replacement	1460	20 Bldgs	410,000				Work to be performed by outside Contractor

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450103 Replacement Housing Factor Grant No:				Federal FY of Grant: 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	Obligated	Expended	
CAL-4XX	PHA-Wide Construction Items							
	Authority Wide Administrative Costs	1410		1,063,040				
	Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Budget Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)							
	Allocation of Direct Costs for the following support/Admin. Depts.. (Based on time-allocation study):	1410						
	Executive General Services Planning Finance/budget Human Resources MIS							
CAL-4XX	B. Fringe Benefits	1410		411,470				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 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	Obligated	Expended	
CAL-4XX	C. Other Eligible Admin.	1410		240,071				
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							
CAL-4XX	Authority Wide A/E Fund	1430.1		500,000				
CAL-4XX	Authority Wide CFP Planning Costs	1430.19		50,000				
CAL-4XX	Authority Wide Inspection Costs	1430.7		250,000				
CAL-4XX	Authority Wide Relocation Fund	1495.1		1,500,000				
CAL-4XX	Authority Wide Contingency	1502		0				
CAL-4XX	Authority Wide Dwelling and Non-dwelling Equipment Costs			800,000				
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.	1475.2		800,000				
CAL-4XX	Authority Wide – Management Improvements	1408		1,714,582				
	a. Resident Relations Dept. – Coordination of services, programs, admin & operations. Provides administrative services	1408		503,859				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450103 Replacement Housing Factor Grant No:				Federal FY of Grant: 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	Obligated	Expended	
	including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.							
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		96,051				
	c. Resident Leadership Training Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident	1408		242,172				
	organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections							
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		106,344				
	e. Senior Activities Coordinates multi-cultural social,	1408		35,691				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 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	Obligated	Expended	
	inter-generation, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist Senior clubs with fundraising, organization and event planning.							
	f. Youth Sports Encourages youth participating in vocational, educational, recreational and cultural programs available to youth. Coordinates transportation for events. Develop Housing Authority sports leagues and tournaments. Design and implement programs to deter youth gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth Councils including fundraising and event planning.	1408		143,785				
	g. Resident Advisory BD (RAB)	1408						
	1. RAB Secretary			13,584				
	2. Overhead: Training/Travel/Other			36,438				
	h. Funding for Resident Newspaper	1408		102,913				
	i. Employee Training – Career & Professional Development to increase capacity to manage & to							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 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	Obligated	Expended	
	sustain long-term viability of mod. work & to address identified mgmt. Needs							
	1. Housing Authority-wide employee training (related to conventional housing program)			240,859				
	2. Safety Training			40,873				
	3. Training for HAPD			34,304				
	4. Training for Mod.			7,596				
	j. Resident Training for Sect. 3 Opportunities	1408		118,970				
	Grand Fund Total			17,142,582				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program No: CA16P00450103 Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
CAL 4-13 Nickerson Gardens	16-Sep-05			16-Sep-07				
CAL 4-15 Pueblo Extension	16-Sep-05			16-Sep-07				
CAL 4-20 Estrada Courts Ext.	16-Sep-05			16-Sep-07				
CAL 4-22 San Fernando Gardens	16-Sep-05			16-Sep-07				

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

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

Office of Public and Indian Housing

HA Name Housing Authority of the City of Los Angeles	Comprehensive Grant CA16P00450102	FFY of Grant Approval 2002
--	---	--------------------------------------

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Period Ending 6-30-03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds		0	0	0
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvements	2,083,483	2,180,867	2,180,867	303,786
4	1410 Administration	2,083,483	2,083,483	2,083,483	7,501
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	800,000	750,000	750,000	5,525
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,271,000	1,210,732	895,732	96,447
10	1460 Dwelling Structures	9,985,000	11,525,832	11,500,832	3,240,485
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	82,050	82,050	2,450
13	1475 Nondwelling Equipment	1,000,000	1,027,788	1,027,788	89,774
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration		0	0	0
17	1495.1 Relocation Costs	1,945,079	1,638,858	1,638,858	1,638,858
18	1498 Mod Used for Development		0	0	0
19	1502 Contingency (may not exceed 8% of line 16)	1,666,787	335,222	0	0
20	Amount of Annual Grant (Sum of lines 2-19)	20,834,832	20,834,832	20,159,610	5,384,826
21	Amount of line 20 Related to LBP Activities	1,000,000	0	0	0
22	Amount of line 20 Related to Section 504 Compliance	380,000	0	0	0
23	Amount of line 19 Related to Security	1,828,600	0	0	0
24	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

Signature of Executive Director Date (mm/dd/yy)

X Donald J. Smith, Executive Director

Signature of Public Housing Director Date (mm/dd/yy)

X

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

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

U.S. Department of Housing and Urban Development
OMB Approval No. 2577-0157 (Exp. 7/31/98)

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4001 Ramona Gardens	Emergency In place management of lead poisoning hazards - repaint bldg eves.	1460	100%	0 0	33,635 33,635	33,635 33,635	33,635 33,635	Work completed by Kumbaya under Force Account (FA)
CAL 4003 Pueblo del Rio	Paving and Asphalt repair	1450	As needed	0 0	35,630 35,630	35,630 35,630	35,630 35,630	Added via 2002 budget process. Work completed by Kumbaya (FA)
CAL 4004 Rancho San Pedro	Replace windows, install winow bars & security screen doors	1460	3 Units	0 0	20,192 20,192	20,192 20,192	17,800 17,800	Added under full fungibility. Remainder of work in previous grants.
CAL 4006 William Mead	Replace site water lines. Part of Scope of Work for Soil Remediation	1450	16 Bldgs.	0 0	386,053 315,000	71,053 0	0 0	Added via 2003 budget process. Work to be performed by outside contractor.
	Replace Basketball Ct	1450	1	0	42,053	42,053	0	Added Via 2003 Bdgt Work to be done by contractor
	Emergency Landscaping to mitigate hazards from contaminated soil. Required by Cal. DTSC.	1450		0	29,000	29,000	0	Work done under Force Account.

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

U.S. Department of Housing and Urban Development
OMB Approval No. 2577-0157 (Exp. 7/31/98)

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4007 Estrada Courts	Paving and Asphalt repair	1450	As needed	0	423,580	423,580	381,043	Added via 2002 budget process. Work completed by Kumbaya (FA) Emergency Item added in FY 2002 Bdgt. Added via 2002 budget process. Work completed by Kumbaya (FA)
	Emergency Upgrade Interior Electric	1460	30 Bldgs.	0	392,846	392,846	350,309	
	Emergency Fire Job, Unit #214	1460	1 unit	0	24,834	24,834	24,834	
CAL 4013 Nickerson Gardens	Roof Replacement Phase III	1460	55 Bldgs	0	2,015,095	2,015,095	346,781	Added under full fungibility. Work by contractor. Added under full fungibility. Work by Kumbaya (FA)
	Bathroom Upgrades - install tub liners & repair water damage,	1460	As Needed	0	765,895	765,895	94	
CAL 4015 Pueblo del Rio Ext.	Comprehensive Modernization			4,000,000	98,311	98,311	0	Work on this Phase moved under full fungibility to later grant. Added under full fungibility. Work in conjunction Comp Mod by contractor
	Site Work	1450	45 units	450,000	0	0	0	
	Water & Sewer Distribution	1460	45 units	430,000	0	0	0	
	Concrete/Masonry/Metalwork	1460	45 units	220,000	0	0	0	
	Carpentry/Insulation & Roofing	1460	45 units	530,000	0	0	0	
	Doors and Windows	1460	45 units	490,000	0	0	0	
	Interior Finishes	1460	45 units	1,130,000	0	0	0	
	Plumbing	1460	45 units	370,000	0	0	0	
	Electrical	1460	45 units	380,000	0	0	0	
	Asbestos Abatement	1460	As Needed	0	98,311	98,311	0	

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

U.S. Department of Housing and Urban Development
OMB Approval No. 2577-0157 (Exp. 7/31/98)

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4016 Jordan Downs	Roof Replacement	1460	35 Bldgs	0 0	705,069 685,000	705,069 685,000	333,076 313,007	Added under full fungibility. Work by contractor
	Emergency Fire Repairs - Unit 560	1460	1 Unit	0	20,069	20,069	20,069	Work completed by Kumbaya (FA)
CAL 4017 Rancho San Pedro Ext.	Install Security Windows and Doors	1460		0 0	761,450 700,000	761,450 700,000	870,808 866,141	Added under full fungibility. Work in Process (WIP) by Kumbaya (FA).
	Enhancements to building facades & landscaping on Harbor Blvd	1450	4 Bldgs	0	61,450	61,450	4,667	Added via FY 2002 budget. WIP by Kumbaya (FA)
CAL 4019 Imperial Courts	Roof Replacement Phase I	1460	43 Bldgs	0 0	1,116,112 900,000	1,116,112 900,000	809,874 673,440	Added under full fungibility. WIP by outside contractor.
	Repair and waterproof end walls of buildings	1460	As Needed	0	10,000	10,000	9,922	Added via 2002 budget process. Work in Process (WIP) by Kumbaya (FA).
	Refinish/Repaint Rusting Security Screen doors	1460	As Needed	0	124,062	124,062	124,062	Added via 2002 budget process. Work completed by Kumbaya (FA).

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

U.S. Department of Housing and Urban Development
OMB Approval No. 2577-0157 (Exp. 7/31/98)

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Construct Childcare Center	1470	1	0	82,050	82,050	2,450	Added via 2003 budget process. Funding covers budget above City grant of \$668K. Work in Process (WIP) by an outside contractor.
CAL 4020				2,900,000	2,950,000	2,950,000	107,105	
Estrada	Comprehensive Modernization			2,900,000	2,475,000	2,475,000	5,851	
Courts Ext.	Site Work	1450	50 units	319,000	272,250	272,250	5,851	Work in Progress
	Metalwork/Carpentry	1460	50 units	348,000	297,000	297,000		Work being done by Kumbaya (FA)
	Insulation and Roofing	1460	50 units	116,000	99,000	99,000		
	Doors & Windows	1460	50 units	348,000	297,000	297,000		
	Lath & Plaster and Stucco	1460	50 units	203,000	134,417	134,417		
	Ceramic Tile	1460	50 units	116,000	99,000	99,000		
	Resilient Flooring	1460	50 units	116,000	99,000	99,000		
	Painting	1460	50 units	145,000	123,750	123,750		
	Range Hoods/Kitchen Cabinetry	1460	50 units	200,000	170,691	170,691		
	Plumbing & Heating	1460	50 units	500,000	426,725	426,725		
	Electrical	1460	50 units	489,000	456,167	456,167		
	Roof Replacement	1460	12 bldgs.	0	350,000	350,000	101,254	Added via full fungibility. Work in Process (WIP) by an outside contractor.
	Roof Replacement	1460	4 bldgs.	0	125,000	125,000	0	Added via full fungibility. Work in Process (WIP) by an outside contractor.

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

U.S. Department of Housing and Urban Development
OMB Approval No. 2577-0157 (Exp. 7/31/98)

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4022 San Fernando Gardens	Comprehensive Modernization			4,356,000	4,248,487	4,248,487	403,630	WIP by Kumbaya (FA)
				4,356,000	3,900,000	3,900,000	403,630	
	Site Work	1450	66 units	502,000	449,449	449,449	44,399	
	Metalwork/Carpentry	1460	66 units	487,000	436,019	436,019	48,436	
	Insulation and Roofing	1460	66 units	170,000	152,204	152,204	16,145	
	Doors and Windows	1460	66 units	502,000	449,449	449,449	48,436	
	Lath & Plaster and Stucco	1460	66 units	300,000	268,595	268,595	21,921	
	Ceramic Tile	1460	66 units	150,000	134,298	134,298	16,145	
	Resilient Flooring	1460	66 units	165,000	147,727	147,727	16,145	
	Painting	1460	66 units	200,000	179,063	179,063	20,182	
	Range Hoods/Kitchen Cabinetry	1460	66 units	350,000	313,361	313,361	27,837	
	Plumbing & Heating	1460	66 units	780,000	698,347	698,347	69,591	
	Electrical	1460	66 units	750,000	671,488	671,488	74,393	
	Asbestos Abatement related to Comprehensive Modernization	1460	66 units	0	68,487	68,487	0	
Roof Replacement	1460	9 bldgs.	0	280,000	280,000	0	Added via full fungibility. Work in Process (WIP) by an outside contractor.	
CAL 4028 609 California Apartments	Emergency Install Call-for-Aide System	1460	1	0 0	25,000 25,000	0 0	0 0	Work to be performed by outside contractor.

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

U.S. Department of Housing and Urban Development
OMB Approval No. 2577-0157 (Exp. 7/31/98)

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide	1410		1,291,759	1,291,759	1,291,759	7,501	Ongoing
	Administrative Costs Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Data Program Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)							
	Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study): Executive General Services Planning Finance/Budget Human Resources MIS							
	B. Fringe Benefits	1410		500,036	500,036	500,036		Ongoing
	C. Other Eligible Admin. Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	1410		291,688	291,688	291,688		Ongoing

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

U.S. Department of Housing and Urban Development
OMB Approval No. 2577-0157 (Exp. 7/31/98)

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide Planning for Crime Prevention through Environmental Design (CPTED) approaches. Initial sites: Nickerson Gardens, Imperial Cts, Jordan Downs, Independent Sq. Additional planning for Comp Mod sites, scattered sites, senior sites, plan review.	1430.2		100,000	100,000	100,000	0	WIP by consultant
CAL-4XX	Authority Wide A/E Fund	1430.1		400,000	400,000	400,000	5,525	Ongoing
CAL-4XX	Authority Wide CGP Planning Costs	1430.19		50,000	0			Reprogrammed
CAL-4XX	Authority Wide Inspection Costs	1430.7		250,000	250,000	250,000		Ongoing
CAL-4XX	Authority Wide Relocation Fund	1495.1		1,945,079	1,638,858	1,638,858	1,638,858	Completed
CAL-4XX	Authority Wide Contingency	1502		1,666,787	335,222	0	0	
CAL-4XX	Authority Wide Dwelling and Nondwelling Equipment Costs Stoves, playground equipment, computer learning centers, maintenance vehicles and construction equipment	1475.2		1,000,000	1,027,788	1,027,788	89,774	On-going

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

U.S. Department of Housing and Urban Development
OMB Approval No. 2577-0157 (Exp. 7/31/98)

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide - Management Improvements	1408		2,083,483	2,180,867	2,180,867	303,786	Ongoing
	a. Resident Relations Dept. - Coordination of services, programs admin & operations. Provides administrative services including coordination & drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		612,267	361,574	361,574	34,460	
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training & work experience in the safety industry	1408		116,717	0	0	0	
	c. Resident Leadership Training Strives to strengthen leadership skills of resident governing bodies in HACLA Developments. Provides centralized leadership training to 18 resident groups. Assists in overseeing resident policy adopted by the Board of Commissioners, conducts resident elections.	1408		294,277	0	0	0	Reprogrammed

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

U.S. Department of Housing and Urban Development
OMB Approval No. 2577-0157 (Exp. 7/31/98)

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		129,224	1,097,402	1,097,402	150,879	Ongoing
	e. Senior Activities Coordinates multi-cultural social, inter-generational, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs at developments. Assists with fund raising and event planning.	1408		43,370	0	0	0	Reprogrammed. Activities funded from other sources
	f. Youth Sports Encourages youth participation in vocational, educational, recreational & cultural programs available to youth. Coordinates transportation for events. Develops HACLA sports leagues & tournaments. Design and implementation of programs to deter youth from gangs & drugs. Promote youth involvement in positive activities. (Cont'd)	1408		174,721	311,841	311,841	0	Ongoing

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

U.S. Department of Housing and Urban Development
OMB Approval No. 2577-0157 (Exp. 7/31/98)

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Youth Sports - Continued Coordinates efforts of resident Youth Councils including fundraising and event planning.							
	g. Resident Advisory Board							
	1. Secretary	1408		16,674	0	0	0	Reprogrammed
	2. Overhead: Training/Travel/Oth	1408		33,348	0	0	0	
	h. Funding for Resident Newspaper							
		1408		125,055	71,050	71,050	15,999	Ongoing
	i. Employee Training - Career & Professional Development to Increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs							
	1. Housing Authority-wide employee training (related to conventional housing program)	1408		292,681	245,100	245,100	87,166	Ongoing
	2. Safety Training	1408		49,667	3,900	3,900	0	
	3. Training for HAPD	1408		41,685	0	0	0	
	4. Training for Mod.	1408		9,230	0	0	0	
	j. Resident Training for Sect. 3 Opportunities							
		1408		144,567	90,000	90,000	15,282	
	Grand Fund Total			20,834,832	20,834,832	20,159,610	5,384,826	

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

FFY 2002 CFP - CA16P004-501-02

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4-01 Ramona Gardens	31-Dec-03		31-Mar-03	30-Jun-05		30-Jun-03	Requirements of State of Calif Dept. of Toxix Substance Control caused delays
CAL 4-03 Pueblo del Rio	31-Dec-03		31-Mar-03	30-Jun-05		30-Jun-03	
CAL 4-06 William Mead	31-Dec-03	31-Mar-04		30-Jun-05			
CAL 4-07 Estrada Courts	31-Dec-03		31-Mar-03	30-Jun-05			
CAL 4-13 Nickerson Gardens	31-Dec-03		31-Mar-03	30-Jun-05			
CAL 4-15 Pueblo Extension	31-Dec-03		31-Mar-03	30-Jun-05			
CAL 4016 Jordan Downs	31-Dec-03		31-Mar-03	30-Jun-05			
CAL 4-17 Rancho San Pedro Ext.	31-Dec-03		31-Mar-03	30-Jun-05			
CAL 4-19 Imperial Courts	31-Dec-03		31-Mar-03	30-Jun-05			

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

FFY 2002 CFP - CA16P004-501-02

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4-20 Estrada Courts Ext.	31-Dec-03		31-Mar-03	30-Jun-05			
CAL 4-22 San Fernando Gardens	31-Dec-03		31-Mar-03	30-Jun-05			
CAL 4-28 California Apartments	31-Dec-03			30-Jun-05			

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

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

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

Office of Public and Indian Housing

HA Name Housing Authority of the City of Los Angeles				Comprehensive Grant Number CA16P00450101	FFY of Grant Approval 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 6-30-03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds		0	0	0
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvements Soft Costs	2,283,856	2,412,310	2,412,310	2,309,669
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	2,283,856	2,283,856	2,283,856	1,911,034
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	950,000	825,551	825,551	332,754
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,649,020	1,578,543	1,578,543	1,501,367
10	1460 Dwelling Structures	12,148,474	12,536,316	12,536,316	12,129,220
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	500,000	15,500	15,500	0
13	1475 Nondwelling Equipment	1,023,355	938,232	938,232	569,618
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration		0		
17	1495.1 Relocation Costs	2,000,000	2,248,253	2,248,253	2,248,253
18	1499 Development Activities		0		0
19	1502 Contingency (may not exceed 8% of line 16)	0	0	0	0
20	Amount of Annual Grant (Sum of lines 1-19)	22,838,561	22,838,561	22,838,561	21,001,915
	Amount of line 20 Related to LBP Activities	1,000,000	440,000	440,000	0
	Amount of line 20 Related to Section 504 Compliance	278,545	251,801	251,801	0
	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
	Amount of line 20 Related to Security - Hard Costs	1,828,600	1,413,000	1,413,000	838,501
	Amount of line 20 Related to Energy Conservation Measures	0	708,300	708,300	401,759
Signature of Executive Director			Signature of Public Housing Director		
Date (mm/dd/yy)			Date (mm/dd/yy)		
X Donald J. Smith, Executive Director			X		

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

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

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

U.S. Department of Housing and Urban Development MB Approval No 2577-0157 (Exp. 3/31/2002)
Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4001 Ramona Gardens	Playground Refurbishment	1450	1	11,954 11,954	0 0	0 0	0 0	Reprogrammed
CAL 4004 Rancho San Pedro	Playground Refurbishment	1450	1	14,178 14,178	0 0	0 0	0 0	Reprogrammed
CAL 4006 William Mead	Playground Refurbishment	1450	1	7,539 7,539	15,500 0	15,500 0	0 0	Reprogrammed.
	Install electrical/fencing for computer learning trailer	1470	1	0	15,500	15,500	0	Added via 2003 budget process.
CAL 4008 Rose Hills Courts	Playground Refurbishment	1450	1	3,582 3,582	0 0	0 0	0 0	Reprogrammed.
CAL 4009 Avalon Gardens	Playground Refurbishment	1450	1	10,355 10,355	0 0	0 0	0 0	Reprogrammed.

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

U.S. Department of Housing and Urban Development MB Approval No 2577-0157 (Exp. 3/31/2002)
 Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4-10 Gonzaque Village	Playground Refurbishment	1450	1	7,319 7,319	0 0	0 0	0 0	Reprogrammed.
CAL 4013 Nickerson Gardens	Playground Refurbishment	1450	1	18,816 18,816	0 0	0 0	0 0	Reprogrammed.
CAL 4015 Pueblo del Rio Ext.	Comprehensive Modernization			4,361,912 4,326,800	4,330,789 4,326,800	4,330,789 4,326,800	4,074,600 4,070,611	Work in Process (WIP)
	Site Work	1450	45 units	486,765	475,948	475,948	447,767	Kumbaya (FA)
	Metalwork/Carpentry	1460	45 units	508,399	519,216	519,216	488,475	
	Insulation \$ Roofing	1460	45 units	173,072	173,072	173,072	162,824	
	Doors & Windows	1460	45 units	519,216	519,216	519,216	488,473	
	Lath, Plaster & Stucco	1460	45 units	234,991	234,991	234,991	221,077	
	Ceramic Tile	1460	45 units	173,072	173,072	173,072	162,824	
	Resilient Flooring	1460	45 units	173,072	173,072	173,072	162,824	
	Painting	1460	45 units	216,340	216,340	216,340	203,531	
	Range Hoods/Kitchen Cabinets	1460	45 units	298,400	298,400	298,400	280,732	
	Plumbing & Heating	1460	45 units	746,001	746,001	746,001	701,830	
	Electrical	1460	45 units	797,472	797,472	797,472	750,254	
	Playground Refurbishment	1450	1	35,112	3,989	3,989	3,989	Completed - Kumbaya (FA)

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

U.S. Department of Housing and Urban Development MB Approval No 2577-0157 (Exp. 3/31/2002)
Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4016 Jordan Downs	Playground Refurbishment	1450	1	19,543 19,543	0 0	0 0	0 0	Reprogrammed.
CAL 4017 Rancho San Pedro Ext.	Playground Refurbishment	1450	1	3,618 3,618	0 0	0 0	0 0	Reprogrammed.
CAL 4019 Imperial	Playground Refurbishment	1450	1	10,671 10,671	0 0	0 0	0 0	Reprogrammed.

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

U.S. Department of Housing and Urban Development MB Approval No 2577-0157 (Exp. 3/31/2002)
 Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4020	Comprehensive Modernization			4,035,449	4,420,543	4,420,543	4,371,448	Work on this phase of Comp Mod nearly Complete. Additional phases of Comp Mod in later CFP grants. Work done by Kumbaya (FA)
Estrada Courts Ext.	Site Work	1450	50 units	435,166	486,260	486,260	480,859	
	Metalwork/Carpentry	1460	50 units	474,726	530,465	530,465	524,574	
	Insulation and Roofing	1460	50 units	158,242	176,822	176,822	174,858	
	Doors & Windows	1460	50 units	474,726	530,465	530,465	524,574	
	Lath & Plaster and Stucco	1460	50 units	276,924	240,080	240,080	237,413	
	Ceramic Tile	1460	50 units	158,242	176,822	176,822	174,858	
	Resilient Flooring	1460	50 units	158,242	176,821	176,821	174,858	
	Painting	1460	50 units	197,803	221,027	221,027	218,572	
	Range Hoods/Kitchen Cabinetry	1460	50 units	300,660	304,867	304,867	301,481	
	Plumbing & Heating	1460	50 units	696,266	762,164	762,164	753,699	
	Electrical	1460	50 units	625,057	814,750	814,750	805,702	
	Install Ornamental Bars	1460	1	65,250	0	0	0	
	Playground Refurbishment	1450	1	14,145	0	0	0	Reprogrammed.
CAL 4021				16,436	0	0	0	Reprogrammed.
Mar Vista	Playground Refurbishment	1450	1	16,436	0	0	0	

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
MB Approval No 2577-0157 (Exp. 3/31/2002)

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4022 San Fernando Gardens	Comprehensive Modernization			4,533,615	5,221,327	5,221,327	5,170,476	Work on this phase of Comp Mod nearly Complete. Additional phases of Comp Mod in later CFP grants. Work done by Kumbaya (FA)
	Site Work	1450	66 units	520,204	574,346	574,346	568,752	
	Metalwork/Carpentry	1460	66 units	504,660	626,559	626,559	620,457	
	Insulation and Roofing	1460	66 units	176,165	208,853	208,853	206,819	
	Doors and Windows	1460	66 units	520,204	626,559	626,559	620,457	
	Lath & Plaster and Stucco	1460	66 units	310,879	283,572	283,572	280,810	
	Ceramic Tile	1460	66 units	155,439	208,854	208,854	206,819	
	Resilient Flooring	1460	66 units	170,983	208,853	208,853	206,819	
	Painting	1460	66 units	207,253	261,066	261,066	258,524	
	Range Hoods/Kitchen Cabinetry	1460	66 units	362,692	360,092	360,092	356,585	
	Plumbing & Heating	1460	66 units	808,285	900,229	900,229	891,462	
	Electrical	1460	66 units	777,197	962,344	962,344	952,972	
	Playground Refurbishment	1450	1	19,655	0	0	0	Reprogrammed.
CAL 4024 Dana Strand	Playground Refurbishment	1450	1	13,962	0	0	0	Reprogrammed.
CAL 4088 354 E, 105th St (HA Loc. 495)	Replace utility room doors	1460	2 Units	0	2,500	2,500	0	Added via 2003 Bdgt. Work will be done by Kumbaya (FA)

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

U.S. Department of Housing and Urban Development MB Approval No 2577-0157 (Exp. 3/31/2002)
Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4143 4331 Honduras (HA Loc. 486)	Install access ramp unt B Sect. 504 accomodation	1460	1 Unit	0	1,700	1,700	1,700	Added via 2003 Bdgt. Work completed by Kumbaya (FA)
				0	1,700	1,700	1,700	
CAL 4224 Nw Pico I (HA Loc. 593)	Emergency Repairs to wooden decks	1460	8 Bldgs	100,000	100,000	100,000	12,363	Work to done by Kumbaya (FA)
	Other Work Install Security Screen Doors	1460	124 Unts	100,000	25,000	25,000	12,363	
				0	75,000	75,000	0	Added under full fungibility. Work by contractor.
CAL 4226 Nw Pico II (HA Loc. 593)	Maintenance Facility Construction	1470	1 Bldg	500,000	38,000	38,000	0	Moved under full fungibility to 501-02. Work by contractor.
				500,000	0	0	0	
	Implement Traffic Circulation Plan	1450		0	38,000	38,000	0	Added via 2003 Bdgt. Work by Kumbaya (FA)

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

U.S. Department of Housing and Urban Development MB Approval No 2577-0157 (Exp. 3/31/2002)
Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide Administrative Costs Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Data Program Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)	1410		1,415,534	1,415,534	1,415,534	1,184,841	Ongoing
	Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study)	1410						
	Executive General Services Planning Finance/Budget Human Resources MIS							
	B. Fringe Benefits	1410		548,354	548,354	548,354	458,648	Ongoing
	C. Other Eligible Admin. Costs: long-term lease of office space, publications, travel, printing,	1410		319,968	319,968	319,968	267,545	Ongoing

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

U.S. Department of Housing and Urban Development MB Approval No 2577-0157 (Exp. 3/31/2002)
Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	advertising, sundry							
CAL-4XX	Authority Wide Planning for Crime Prevention through Environmental Design (CPTED) approaches. Initial sites : Nickerson Gardens, Imperial Cts., Jordan Downs, Independent Square. Additional planning for Comp Mod sites, scattered sites, senior sites, plan review.	1430.2		0	0			Moved under full fungibility.
CAL-4XX	Authority Wide A/E Fund	1430.1		400,000	325,551	325,551	130,751	Ongoing
CAL-4XX	Authority Wide CGP Planning Costs	1430.19		50,000	0	0	0	Moved under full fungibility
CAL-4XX	Authority Wide 504 Contingency	1460		278,545	0	0	0	Reprogrammed
CAL-4XX	Authority Wide Scattered sites rehab	1460		350,000	0	0	0	Reprogrammed
CAL-4XX	Authority Wide Inspection Costs	1430.7		500,000	500,000	500,000	202,003	Ongoing
CAL-4XX	Authority Wide	1495.1		2,000,000	2,248,253	2,248,253	2,248,253	Complete

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

U.S. Department of Housing and Urban Development MB Approval No 2577-0157 (Exp. 3/31/2002)
Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Relocation Fund Authority Wide Contingency	1502		0	0			
CAL-4XX	Authority Wide Dwelling and Nondwelling Equipment Costs Stoves, playground equipment, computer learning centers, maintenance vehicles and construction equipment	1475.2		1,023,355	938,232	938,232	569,618	Ongoing
CAL-4XX	Authority Wide - Management Improvements	1408		2,283,856	2,412,310	2,412,310	2,309,669	Complete
	a. Resident Relations Dept. - Coordination of services, programs admin & operations. Provides administrative services including coordination & drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		423,207	307,201	307,201	307,201	Complete
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training & work experience in the safety industry	1408		126,454	17,711	17,711	17,711	Complete

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

U.S. Department of Housing and Urban Development MB Approval No 2577-0157 (Exp. 3/31/2002)
Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	c. Resident Leadership Training Strives to strengthen leadership skills of resident governing bodies in HACLA Developments. Provides centralized leadership training to 18 resident groups. Assists in overseeing resident policy adopted by the Board of Commissioners, conducts resident elections.	1408		318,827	33,348	33,348	33,348	Complete
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		540,404	1,117,607	1,117,607	1,014,966	Ongoing
	e. Senior Activities Coordinates multi-cultural social, inter-generational, health related, and educational events for seniors who reside in public housing. Establishes and	1408		98,942	0	0	0	Moved under full fungibility

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

U.S. Department of Housing and Urban Development MB Approval No 2577-0157 (Exp. 3/31/2002)
Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	facilitates senior clubs at developments. Assists with fund raising and event planning. f. Youth Sports Encourages youth participation in vocational, educational, recreational & cultural programs available to youth. Coordinates transportation for events. Develops HACLA sports leagues & tournaments. Design and implementation of programs to deter youth from gangs & drugs. Promote youth involvement in positive activities. (Cont'd)	1408		139,803	408,872	408,872	408,872	Complete
	Youth Sports - Continued Coordinates efforts of resident Youth Councils including fundraising and event planning. g. Resident Advisory Board (RAB) 1. RAB Secretary 2. Overhead: Training/Travel/Oth	1408 1408		18,065 36,130	0 0	0 0	0 0	Reprogrammed Reprogrammed
	h. Computer Learning Centers Salaries & operating costs for CLCs. CLCs provide access to computer training, tutorials, job placement.	1408		0	57,728	57,728	57,728	Added under full fungibility. Complete

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

U.S. Department of Housing and Urban Development MB Approval No 2577-0157 (Exp. 3/31/2002)
 Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
MB Approval No 2577-0157 (Exp. 3/31/2002)

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	i. Family Investment Cntr Salaries & operating costs for job training & placement program.	1408		0	10,889	10,889	10,889	Added under full fungibility. Complete
	j. Language Services Salaries & operating costs for provision of interpretation & translations services.	1408		0	184,953	184,953	184,953	Added under full fungibility. Complete
	k. Funding for Resident Newspaper	1408		0	46,311	46,311	46,311	Added under full fungibilit
	l. Employee Training - Career & Professional Development- Increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs							
	1. Housing Authority-wide employee training (related to conventional housing program)	1408		371,025	167,890	167,890	167,890	Complete
	2. Safety Training	1408		20,000	2,872	2,872	2,872	Complete
	3. Training for HAPD	1408		41,000	0	0		Reprogrammed
	4. Training for Mod.	1408		0	0			Reprogrammed
	m. Resident Training for Sect. 3 Opportunities	1408		149,999	56,928	56,928	56,928	Complete
	Grand Fund Total			22,838,561	22,838,561	22,838,561	21,001,915	

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

U.S. Department of Housing and Urban Development MB Approval No 2577-0157 (Exp. 3/31/2002)
 Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	

22,838,561	22,838,561	22,838,561	22,838,561
0	0	0	1,836,646

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

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

PHA Name: Housing Authority of the City of Los Angeles			Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4006 William Mead	31-Mar-03		31-Mar-03	30-Sep-04			
CAL 4015 Pueblo Extension	31-Mar-03		31-Mar-02	30-Sep-04			
CAL 4020 Estrada Courts Ext.	31-Mar-03		31-Mar-02	30-Sep-04		30-Jun-03	
CAL 4022 San Fernando Gardens	31-Mar-03		31-Mar-02	30-Sep-04			
CAL 4088 354 E 105th St	31-Mar-03		31-Mar-03	30-Sep-04			
CAL 4143 4331 Honduras	31-Mar-03		31-Mar-03	30-Sep-04		30-Jun-03	
CAL 4224 New Pico I	31-Mar-03		31-Mar-03	30-Sep-04			
CAL 4226 New Pico II	31-Mar-03		31-Mar-03	30-Sep-04			

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

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

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

CGP 501-00

HA Name Housing Authority of the City of Los Angeles	Comprehensive Grant Number CA16P00450100	FFY of Grant Approval 2000
--	--	--------------------------------------

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending 6/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvements	1,842,689	1,801,042	1,801,042	1,801,042
4	1410 Administration	2,376,660	2,376,660	2,376,660	2,376,660
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees & Costs	1,813,286	2,212,342	2,212,342	2,002,921
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,429,338	1,978,909	1,978,909	1,808,981
10	1460 Dwelling Structures	13,329,951	12,433,049	12,433,049	12,173,610
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	67,293	68,101	68,101	68,101
13	1475 Nondwelling Equipment	67,611	67,611	67,611	67,611
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1495.1 Relocation Costs	2,839,773	2,828,887	2,828,887	2,828,887
17	1498 Mod Used for Development	0	0	0	0
18	1502 Contingency (may not exceed 8% of line 16)	0	0	0	0
19	Amount of Annual Grant (Sum of lines 2-18)	23,766,601	23,766,601	23,766,601	23,127,813
20	Amount of line 19 Related to LBP Activities	712,000	565,165	565,165	565,165
21	Amount of line 19 Related to Section 504 Compliance	53,557	0	0	0
22	Amount of line 19 Related to Security	1,050,492	1,615,489	1,615,489	1,615,489
23	Amount of line 19 Related to Energy Conservation Measures	502,817	502,817	502,817	289,633

Signature of Executive Director and Date X Donald J. Smith, Executive Director	Signature of Public Director/Office of Native American Programs Administrator and Date X
---	--

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

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

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/03**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4001 Ramona Gardens	Repair Walkways/Gutters	1450	As needed	3,092,382 12,684	4,748,382 12,684	4,748,382 12,684	4,692,314 12,684	Completed - Kumbaya (Force Account)
	Repair Concrete Parking Lots	1460	As needed	17,749	17,749	17,749	17,749	Completed - Kumbaya (FA)
	Emergency Electrical Upgrade	1460	94%	3,044,000	4,700,000	4,700,000	4,643,932	Work In Progress (WIP) - Kumbaya (FA)
	Retaining Walls	1460	100%	14,843	14,843	14,843	14,843	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	3,106	3,106	3,106	3,106	Completed - Kumbaya (FA)
Cal 4003 Pueblo Del Rio	Emergency Fire Job - Unit #356	1450	1	53,534 53,534	53,534 53,534	53,534 53,534	53,534 53,534	Completed - Kumbaya (FA)
CAL 4004 Rancho San Pedro	Emergency Fire Job - Unit #232	1460	1	11,902 2,880	957,902 2,880	957,902 2,880	936,871 2,880	Completed - Kumbaya (FA)
	Install Security Windows and Doors (Balance from 710)	1460	1	0	935,000	935,000	913,969	Added under full fungibility - Completed - Kumbaya (FA)
	Replace Block Wall	1450	1	6,795	6,795	6,795	6,795	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	2,227	2,227	2,227	2,227	Completed - Kumbaya (FA)
	Landscaping	1450	1	0	11,000	11,000	11,000	Completed - Kumbaya (FA) - Added via 2002 budget process
Cal 4005 Aliso Village	Emergency Lead-based paint (LBP) In-Place Management & exterior painting of management building	1470	100%	67,293 67,293	68,101 68,101	68,101 68,101	68,101 68,101	Completed - Kumbaya (FA)

Part II: Supporting Pages

Office of Public and Indian Housing

CFP - 711 Ann. P&E through
6/30/03

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4006 William Mead	Emergency			1,973,412	420,026	420,026	420,026	
	Fire Job - Unit #344	1460	1	9,253	9,253	9,253	9,253	Completed - Kumbaya (FA)
	Fire Job, Unit #117	1460	1	8,949	8,949	8,949	8,949	Completed - Kumbaya (FA)
	Fire Job, Unit #137	1460	1	0	15,925	15,925	15,925	WIP - Kumbaya (FA)
	Site mitigation activities associated with contaminated soil	1450	As Needed	832	832	832	832	Complete - Kumbaya (FA)
	Electrical upgrade	1460	0%	756,000	0	0	0	Moved to Fund 714 under full fungibility.
	Roofing of buildings	1460	10 Bldgs.	1,174,641	349,376	349,376	349,376	Completed - Outside Contractor
	Landscaping	1450	1	4,748	16,702	16,702	16,702	Completed - Kumbaya (FA)
	Sod & Hydroseed	1450	1	1,931	1,931	1,931	1,931	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	17,058	17,058	17,058	17,058	Completed - Kumbaya (FA)
CAL 4007 Estrada Courts				531,316	541,195	541,195	541,195	
	Replace Concrete walkways	1450	As Needed	27,644	27,644	27,644	27,644	Completed - Kumbaya (FA)
	LBP In-Place Management	1460	100%	502,925	502,925	502,925	502,925	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	747	747	747	747	Completed - Kumbaya (FA)
	Landscaping	1450	1	0	9,879	9,879	9,879	Added via 2002 budget process. Completed - Kumbaya (FA)
CAL 4008 Rose Hill Courts				683,846	754,733	754,733	754,733	
	Termite Damage Assess & Fumigation	1460	1 Bldg.	73,211	54,425	54,425	54,425	Completed - Kumbaya (FA)
	Restore Building after Destructive Testing for structural damage	1460	1 Bldg.	519,624	587,709	587,709	587,709	Completed - Kumbaya (FA)
	Refinish Hardwood Floors	1460	100%	50,365	50,101	50,101	50,101	Completed - Kumbaya (FA)
	Landscape Erosion	1450	As Needed	40,261	62,113	62,113	62,113	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	385	385	385	385	Completed - Kumbaya (FA)

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/03**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4009 Avalon Gardens	Emergency			670,132	151,194	151,194	151,194	
	Fire Job - Unit #22	1460	1	27,695	28,350	28,350	28,350	Completed - Kumbaya (FA)
	Fire Job - Unit #23	1460	1	77,761	79,033	79,033	79,033	Completed - Kumbaya (FA)
	Fire Job - Unit #163 & 164	1460	1	57,886	42,312	42,312	42,312	Completed - Kumbaya (FA)
	Window/Bars and Security Doors	1460		500,000	0	0	0	Moved under full fungibility.
	Playground Refurbishment	1450	1	6,790	1,499	1,499	1,499	Completed - Kumbaya (FA)
CAL 4010 Hacienda Village				105,278	124,353	124,353	114,550	
	Mildew Abatement	1450	11%	60,000	6,560	6,560	6,560	Completed - Kumbaya (FA)
	Mildew Abatement - Install Roof Ventilation	1460	90%	40,000	95,000	95,000	85,197	WIP - Kumbaya (FA)
	Playground Refurbishment	1450	100%	5,278	5,278	5,278	5,278	Added via 2002 budget process. Completed - Kumbaya (FA)
	Landscaping	1450	1	0	17,515	17,515	17,515	Added via 2002 budget process. Completed - Kumbaya (FA)
CAL 4013 Nickerson Gardens				1,898,880	1,241,635	1,241,635	1,241,635	
	Roofing and Insulation	1460	50 Bldgs	1,259,000	1,192,343	1,192,343	1,192,343	Completed - Outside Contractor
	Replace Kitchen Countertops	1460	0%	517,988	0	0	0	Moved under full fungibility.
	Expansion of Storage Untis	1450	100%	75,000	2,400	2,400	2,400	Completed - Kumbaya (FA)
	Emergency							
	Fire Job - Unit #211	1460	1	26,751	26,751	26,751	26,751	Completed - Kumbaya (FA)
	Other work items							
	Playground Refurbishment	1450	1	20,141	20,141	20,141	20,141	Completed - Kumbaya (FA)

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/03**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4015	Comp. Mod Phase IV			2,196,051	2,238,934	2,238,934	2,210,623	
Pueblo del Rio				2,129,102	2,181,000	2,181,000	2,181,000	
	Cabinetry and Casework	1460	45 Units	173,017	172,887	172,887	172,887	Completed - Kumbaya (FA)
	Concrete Structures	1460		34,726	34,700	34,700	34,700	Completed - Kumbaya (FA)
	Doors & Windows	1460		152,925	152,810	152,810	152,810	Completed - Kumbaya (FA)
	Electrical	1460		263,997	263,799	263,799	263,799	Completed - Kumbaya (FA)
	Finishes	1460		357,132	410,358	410,358	410,358	Completed - Kumbaya (FA)
	General Conditions	1460		213,930	213,770	213,770	213,770	Completed - Kumbaya (FA)
	Masonry	1460		2,327	2,325	2,325	2,325	Completed - Kumbaya (FA)
	Metals	1460		57,921	57,878	57,878	57,878	Completed - Kumbaya (FA)
	Plumbing	1460		252,984	252,794	252,794	252,794	Completed - Kumbaya (FA)
	Range hoods/specialties	1460		11,059	11,051	11,051	11,051	Completed - Kumbaya (FA)
	Sitework (other than water/sewer)	1450		180,175	180,040	180,040	180,040	Completed - Kumbaya (FA)
	Thermal/moisture protection	1460		20,762	20,746	20,746	20,746	Completed - Kumbaya (FA)
	Water/Sewer distribution	1450		174,695	174,564	174,564	174,564	Completed - Kumbaya (FA)
	Wood & Plastic	1460		233,453	233,278	233,278	233,278	Completed - Kumbaya (FA)
	Asbestos Abatement	1450	As needed	55,000	55,000	55,000	26,689	WIP - Outside Contract
	Playground Refurbishment	1450	1	11,949	2,934	2,934	2,934	Completed - Kumbaya (FA)
				58,029	701,247	701,247	701,247	
CAL 4016	Emergency							
Jordan Downs	Fire Job - Unit #89	1460	1	45,537	45,369	45,369	45,369	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	12,492	4,378	4,378	4,378	Completed - Kumbaya (FA)
	Landscaping	1450	1	0	24,500	24,500	24,500	Added via 2002 budget process. Completed - Kumbaya (FA)
	Roofing, Phase I	1450	35 bldgs	0	627,000	627,000	627,000	Added under full fungibility. Completed - Outside Contract

Part II: Supporting Pages

Office of Public and Indian Housing

CFP - 711 Ann. P&E through 6/30/03

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4017				1,992	201,992	201,992	98,653	
Rancho San Pedro	Playground Refurbishment	1450	1	1,992	1,992	1,992	1,992	Completed - Kumbaya (FA)
	Streetscape Enhancement	1450	1	0	200,000	200,000	96,661	Added via budget 2003 process. WIP - Kumbaya (FA)
CAL 4019				85,206	266,821	266,821	266,821	
Imperial Courts	Replace Chain Link Fence	1460	1	30,000	10,441	10,441	10,441	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	15,520	63,068	63,068	63,068	Completed - Kumbaya (FA)
	Install Retaining Wall	1450	1	0	75,411	75,411	75,411	Moved under full fungibility - Completed - Kumbaya (FA)
	Baseball Field Installation	1450	1	0	53,335	53,335	53,335	Added via budget 2002 process. Completed - Kumbaya (FA)
	Pruning & removal of trees	1450	As Needed	0	24,880	24,880	24,880	Added via 2002 Budget process - Completed - Kumbaya (FA)
	Emergency							
	Fire Job - Unit #346 & 466	1460	2 Units	39,686	39,686	39,686	39,686	Completed - Kumbaya (FA)
CAL 4020				159,726	79,315	79,315	71,165	
Estrada Extension	Asbestos Removal	1460	17 units	150,000	69,589	69,589	61,439	WIP - Outside Contractor
	Playground Refurbishment	1450	1	9,726	9,726	9,726	9,726	Completed - Kumbaya (FA)
CAL 4021				723,667	1,012,786	1,012,786	851,017	
Mar Vista Gardens	Cement & Gutter Repairs	1450	As	150,000	82,403	82,403	82,403	Completed - Kumbaya (FA)
	Replace kitchen countertops	1460	As	540,661	642,960	642,960	553,637	WIP - Kumbaya (FA)
	Pruning & removal of trees	1450	1	22,362	33,017	33,017	33,017	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	10,644	4,406	4,406	4,406	Completed - Kumbaya (FA)
	Replace bathroom floors	1460	As needed	0	250,000	250,000	177,554	Added via 2003 budget process. WIP - Kumbaya (FA)

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/03**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4022	Emergency			230,592	123,297	123,297	84,139	
San Fernando Gardens	Fire Unit #279	1460	1	14,287	14,287	14,287	14,287	Completed - Kumbaya (FA)
	Asbestos removal Ph III	1460	1	110,000	42,393	42,393	41,513	WIP - Outside Contract
	Replace Block Walls	1460	As needed	50,000	2,123	2,123	2,123	Completed - Kumbaya (FA)
	Repair Concrete	1450	As needed	44,000	0	0	0	Reprogrammed.
	Playground Refurbishment	1450	1	12,305	17,794	17,794	17,794	Completed - Kumbaya (FA)
	Install Basketball Courts - Site Preparation	1450	0	0	45,000	45,000	6,722	Added via 2003 budget process. WIP - Kumbaya (FA)
	Landscaping	1450	1	0	1,700	1,700	1,700	Added via 2003 budget process. Completed - Kumbaya (FA)
CAL 4024				11,223	6,147	6,147	6,147	
Dana Strand	Playground Refurbishment	1450	1	11,223	6,147	6,147	6,147	Completed by Kumbaya (FA)
CAL 4026				1,568,607	556,683	556,683	556,683	
Independent Square	Landscaping	1450	1	1,207	1,207	1,207	1,207	Completed by Kumbaya (FA)
	Replace corroded staircase	1460	100%	16,900	16,900	16,900	16,900	Completed by Kumbaya (FA)
	Upgrade Plumbing & Install showers	1460	1 Bldg.	1,148,000	0	0	0	Moved under full fungibility.
	Install Fire Doors	1460		402,500	538,576	538,576	538,576	Completed - Outside Contract
CAL 4028	Emergency			80,661	85,111	85,111	85,111	
609 California	Termite Fumigation	1460	1 Bldg.	14,900	14,900	14,900	14,900	Completed
	Roofing	1460	1 Bldg.	65,761	65,761	65,761	65,761	Completed
	Pruning & Tree Removal	1450	As Needed	0	4,450	4,450	4,450	Added via 2003 budget process. Completed - Kumbaya (FA)

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/03**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4028 Gibson Manor HACLA 429	Non-Routine Maintenance Replace damaged concrete	1460	As needed	80,982 3,757	80,982 3,757	80,982 3,757	80,982 3,757	Completed - Kumbaya (FA)
	Re-roofing	1460	1 Bldg.	77,225	77,225	77,225	77,225	Completed
CAL 4046 Simpson Saticoy HACLA 446	Emergency Emergency Generator	1460	1	40,000 40,000	0 0	0 0	0 0	Moved under full fungibility.
CAL 4048 Yosemite Apts HACLA 446	Non-Routine Maintenance Mildew abatement	1460	1	24,764 24,764	27,164 24,764	27,164 24,764	27,164 24,764	Completed
	Landscape/Shrubs	1450	As Needed	0	2,400	2,400	2,400	Added via 2003 budget process - Completed by Kumbaya (FA)
CAL 4060 Partridge Street HACLA 460	Non-Routine Maintenance Landscape/Shrubs	1450	1	3,527 3,527	3,527 3,527	3,527 3,527	3,527 3,527	Completed - Kumbaya (FA)
CAL 4063 11218 Emelita St. HACLA 462	Non-Routine Maintenance Replacement of Fencing	1460	1	1,037 1,037	5,037 1,037	5,037 1,037	3,299 1,037	Completed - Kumbaya (FA)
	Security Lighting	1460	1	0	4,000	4,000	2,262	Added via 2003 budget process - WIP Kumbaya (FA)
CAL 4064 11442 Emelita St. HACLA 463	Non-Routine Maintenance Replacement of Fencing	1460	1	9,468 9,468	0 0	0 0	0 0	Moved under full fungibility.
CAL 4137	Non-Routine Maintenance			339	0	0	0	

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/03**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
1158 E. Adams HACLA 481	Repair Concrete walkways	1460	1	339	0	0	0	Moved under full fungibility.
CAL 4142 685 E. 43rd Sreet HACLA 485	Non-Routine Maintenance Repair Concrete walkways	1460	1	1,312 1,312	0 0	0 0	0 0	Moved under full fungibility.
CAL 4144 3206 Naomi HACLA 487	Non-Routine Maintenance Replace Fencing	1460	1	25,056 25,056	25,056 25,056	25,056 25,056	25,056 25,056	Completed - Kumbaya (FA)
CAL 4039 1100 E 112th Street HACLA 489	Non-Routine Maintenance Replace Fencing	1460	1	3,250 3,250	3,250 3,250	3,250 3,250	3,250 3,250	Completed - Kumbaya (FA)
CAL 4062 1613 E. 41st Place HACLA 490	Non-Routine Maintenance Replace Fencing	1460	1	328 328	0 0	0 0	0 0	Moved under full fungibility.
CAL 4065 110 E 94th Street HACLA 491	Non-Routine Maintenance Repair Concrete walkways	1450	1	860 860	0 0	0 0	0 0	Moved under full fungibility.

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/03**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4068 245 E. 102nd St HACLA 492	Non-Routine Maintenance Repair Concrete walkways	1460	1	438 438	0 0	0 0	0 0	Moved under full fungibility.
CAL 4074 216 E. 87th Street HACLA 494	Non-Routine Maintenance Replacement of Fencing	1460	1	1,655 1,655	1,655 1,655	1,655 1,655	1,655 1,655	Completed by Kumbaya (FA)
CAL 4097 339 E. 107th Street HACLA 496	Non-Routine Maintenance Repair Concrete walkways	1460	1	1,007 1,007	0 0	0 0	0 0	Moved under full fungibility.
CAL 4098 1714 E. 111th Street HACLA 498	Non-Routine Maintenance Replacement of Fencing	1460	1	1,836 1,836	0 0	0 0	0 0	Moved under full fungibility.
CAL 4184 563 W. 92nd Street HUD 4-184 HACLA 506	Non-Routine Maintenance Replacement of Fencing	1460	1	937 937	0 0	0 0	0 0	Moved under full fungibility.

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/03**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	PHA-Wide Construction Items							
CAL-4XX	Authority Wide Administrative Costs Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Data Program Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)	1410		1,473,280	1,473,280	1,473,280	1,473,280	Complete
	Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study): Executive General Services Planning Finance/Budget Human Resources MIS	1410						
	B. Fringe Benefits	1410		570,560	570,560	570,560	570,560	Complete
	C. Other Eligible Admin. Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	1410		332,820	332,820	332,820	332,820	Complete
CAL-4XX	Authority Wide A/E Fund	1430.1		1,188,545	879,000	879,000	808,525	Ongoing

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/03**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide CGP Planning Costs	1430.19		1,540	1,540	1,540	1,540	Complete.
CAL-4XX	Authority Wide Environmental Consulting Costs:	1430.2		293,201	934,802	934,802	851,992	Ongoing
CAL-4XX	Authority Wide Inspection Costs	1430.7		330,000	397,000	397,000	340,864	Ongoing
CAL-4XX	Authority Wide Dwelling and Nondwelling Equipment Costs Maintenance Equipment	1475		67,611	67,611	67,611	67,611	Complete.
CAL-4XX	Authority Wide 504 Compliance	1460		53,557	0	0	0	Reprogrammed.
CAL-4XX	Authority Wide Relocation Fund	1495.1		2,839,773	2,828,887	2,828,887	2,828,887	Complete.
CAL-4XX	Authority Wide Contingency	1502		0	0	0	0	
CAL-4XX	Authority Wide Rehab for scattered sites	1460	As needed	0	0	0	0	Reprogrammed.
CAL-4XX	Authority Wide Emergency concrete work	1460	As needed	0	0	0	0	Reprogrammed.
CAL-4XX	Authority Wide Playground Refurb and landscaping	1450	As needed	372,500	0	0	0	Costs shown in specific locations.

Part II: Supporting Pages

Office of Public and Indian Housing

CFP - 711 Ann. P&E through
6/30/03

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide Management Improvements	1408		1,842,689	1,801,042	1,801,042	1,801,042	
	a. Resident Relations Administration Coordination of services, programs, admin & operations Provides administrative services including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		148,561	148,561	148,561	148,561	Complete.
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		164,995	164,995	164,995	164,995	Complete.
	c. Resident Leadership Training Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections	1408		211,909	211,909	211,909	211,909	Complete.
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		589,639	547,992	547,992	547,992	Complete.

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/03**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	e. Senior Activities Coordinates multi-cultural social, inter-generation, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist Senior clubs with fundraising, organization and event planning.	1408		26,819	26,819	26,819	26,819	Completed
	f. Youth Sports Encourages youth participating in vocational, educational, recreational and cultural programs available to youth. Coordinates transportation for events. Develop Housing Authority sports leagues and tournaments. Design and implement programs to deter youth gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth Councils including fundraising and event planning.	1408		93,319	93,319	93,319	93,319	Complete.
	g. HARAC	1408		0	0	0	0	Reprogrammed
	h. Jobs Plus	1408		43,339	43,339	43,339	43,339	Completed.
	i. Computer Learning Center	1408		92,521	92,521	92,521	92,521	Complete.
	j. Subscription to HTVN	1408		8,055	8,055	8,055	8,055	Complete.
	k. Employee Training - Career & Professional Development	1408		178,623	178,623	178,623	178,623	Complete.

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
 6/30/03**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	To increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs							

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
 6/30/03**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	I.Resident Training for Sect. 3 opportunities.	1408		61,064	61,064	61,064	61,064	Complete.
	m. Resident & community Services. Provides resident youth with tutorial services, and other gang prevention programs conducted during after school hours. Activities are offered at 3 developments servicing 82 children ages 7 to 13 years.	1408		223,845	223,845	223,845	223,845	Complete.
	Grand Fund Total			<u>23,766,601</u>	<u>23,766,601</u>	<u>23,766,601</u>	<u>23,127,813</u>	

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

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

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

CFP - 711 Ann. P&E through 6/30/03

PHA Name: Housing Authority of the City of Los Ang		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)	
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)		
CAL 4-01 Ramona Gardens	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-03		
CAL 4-03 Pueblo del Rio	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-01		
CAL 4-04 Rancho San Pedro	31-Mar-02		30-Jun-01	30-Sep-02		30-Jun-03		
CAL 4-05 Aliso Village	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-02		
CAL 4-06 William Mead	31-Mar-02		31-Mar-02	30-Sep-02		31-Dec-02		
CAL 4-07 Estrada Courts	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-03		
CAL 4-08 Rose Hill Courts	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02		
CAL 4-09 Avalon Gardens	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02		
CAL 4-10 Hacienda Village	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-03		
CAL 4-13 Nickerson Gardens	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02		

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

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

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

CFP - 711 Ann. P&E through 6/30/03

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4-15 Pueblo del Rio Ext.	31-Mar-02		30-Jun-01	30-Sep-02	30-Sep-03		Asbestos Work Scheduled in Conjunction with Comp. Mod.
CAL 4-16 Jordan Downs	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
CAL 4-17 Rancho San Pedro	31-Mar-03		31-Mar-03	30-Sep-03			
CAL 4-19 Imperial Courts	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
CAL 4-20 Estrada Courts Ext.	31-Mar-02		30-Jun-01	30-Sep-02	30-Sep-03		Asbestos Work Scheduled in Conjunction with Comp. Mod.
CAL 4-21 Mar Vista Gardens	31-Mar-03		31-Mar-03	30-Sep-03			Asbestos Work Scheduled in Conjunction with Comp. Mod.
CAL 4-22 San Fernando Gardens	31-Mar-02		30-Jun-01	30-Sep-02	30-Sep-03		Asbestos Work Scheduled in Conjunction with Comp. Mod.
CAL 4-24 Dana Strand	31-Mar-03		31-Mar-03	30-Jun-03		30-Jun-03	
CAL 4-26 Independent Square HUD 4-026	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
CAL 4-28 609 California	31-Mar-02		31-Mar-02	31-Dec-02		30-Sep-03	Item added in 2003

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

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

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

CFP - 711 Ann. P&E through 6/30/03

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)	
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)		
CAL 4-29 Gibson Manor	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02		
CAL 4-48 Yosemite Apts HUD 4-048	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-03		
CAL 4-60 Partridge Street HUD 4-060	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02		
CAL 4-62 11218 Emelita St. HUD 4-063	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02		
CAL 4-87 3206 Naomi HUD 4-144	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02		
CAL 4-89 1100 E 112th HUD 4-039	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02		
CAL 4-94 216 E. 87th HUD 4-074	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02		

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004501-03	Federal FY of Grant: 2003
--	---	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Original Statement Revised for Actual Amount
 Performance and Evaluation Report for Period Ending: 06/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	1,026,265		0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<u>1,026,265</u>		<u>0</u>	<u>0</u>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450103				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	Obligated	Expended	
Mixed-Finance Redevelopment to be Determined	Replacement Reserve Funds from Replacement Housing Factor for FFY 2003. RHF Plan will be submitted to HUD timely. As indicated in letter to HUD dated May 28, 2003, future increments of RHF funds will be accrued and used in mixed-finance redevelopment of public housing sites. An RFH Plan will be formulated and presented to HUD in a timely manner.	1490		1,026,265		0	0	
	GRAND TOTAL			1,026,265		0	0	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CA16R00450103				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450102	Federal FY of Grant: 2002
--	--	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Original Statement Revised for Actual Amount
 Performance and Evaluation Report for Period Ending: 06/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	2,717,676		0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<u>2,717,676</u>		<u>0</u>	<u>0</u>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450102				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed-Finance Redevelopment of site on East Imperial Highway	Replacement Reserve Funds from Replacement Housing Factor for FFY 2002. RHF Plan will be submitted to HUD on May 29, 2003. Plan calls for use of funds in a mixed-finance redevelopment at the 2200 – 2400 block of East Imperial Highway. Public Housing units will be proportional to the amount of PH funds in project. Other sources of funds are a conventional loan of approximately 1,071,057 and Housing Authority of approximately \$938,549. HUD has reviewed the RHF Plan and has established obligation and expenditure end dates..	1490		2,717,676		0	0	
	GRAND TOTAL			2,717,676		0	0	

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450101	Federal FY of Grant: 2001
--	--	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	2,292,715		0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<u>2,292,715</u>		<u>0</u>	<u>0</u>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450101				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	Obligated	Expended	
Dana Strand Village Mixed-Finance Redevelopment	Replacement Reserve Funds from Replacement Housing Factor for FFY 2001. RHF Plan submitted to HUD May 29, 2003. Plan calls for use of these funds, in conjunction with RHF grants CA16P004-709-99, CA16R004-501-99 and CA16R004-501-00, for the mixed-finance redevelopment of Dana Strand Village. RHF funds of \$5,041,132 will be combined with Public Housing Development Grant funds of \$8,193,224 and Low-Income Housing Tax Credits, HUD Section 202 grant funds and conventional loans for the mixed-finance redevelopment of Dana Strand.	1490		2,292,715		0	0	
	GRAND TOTAL			2,292,715		0	0	

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450100	Federal FY of Grant: 2000
--	--	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	1,236,088		0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<u>1,236,088</u>		<u>0</u>	<u>0</u>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450100				Federal FY of Grant: 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	Obligated	Expended	
Dana Strand Village Mixed-Finance Redevelopment	Replacement Reserve Funds from Replacement Housing Factor for FFY 2000. RHF Plan submitted to HUD May 29, 2003. Plan calls for use of these funds, in conjunction with RHF grants CA16P004-709-99, CA16R004-501-99 and CA16R004-501-01, for the mixed-finance redevelopment of Dana Strand Village. RHF funds of \$5,041,132 will be combined with Public Housing Development Grant funds of \$8,193,224 and Low-Income Housing Tax Credits, HUD Section 202 grant funds and conventional loans for the mixed-finance redevelopment of Dana Strand.	1490		1,236,088		0	0	
	GRAND TOTAL			1,236,088		0	0	

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450199	Federal FY of Grant: 1999
--	--	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	1,025,042		0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<u>1,025,042</u>		<u>0</u>	<u>0</u>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450199				Federal FY of Grant: 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	Obligated	Expended	
Dana Strand Village Mixed-Finance Redevelopment	Replacement Reserve Funds from Replacement Housing Factor for FFY 1999. Set aside for construction / development for new units. RHF Plan submitted to HUD May 29, 2003. Plan calls for use of these funds, in conjunction with RHF grants CA16P004-709-99, CA16R004-501-00 and CA16R004-501-01, for the mixed-finance redevelopment of Dana Strand Village. RHF funds of \$5,041,132 will be combined with Public Housing Development Grant funds of \$8,193,224 and Low-Income Housing Tax Credits, HUD Section 202 grant funds and conventional loans for the mixed-finance redevelopment of Dana Strand.	1490		1,025,042		0	0	
	GRAND TOTAL			1,025,042		0	0	

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16P00470999	Federal FY of Grant: RHF-FFY 1999
---	---	--------------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	487,287		0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<u>487,287</u>		<u>0</u>	<u>0</u>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16P00470999				Federal FY of Grant: RHF-FFY 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	Obligated	Expended	
Dana Strand Village Mixed-Finance Redevelopment	Replacement Reserve Funds from Replacement Housing Factor from FFY 1998. RHF Plan submitted to HUD May 29, 2003. Plan calls for use of these funds, in conjunction with RHF grants CA16R004-501-99, CA16R004-501-00 and CA16R004-501-01, for the mixed-finance redevelopment of Dana Strand Village. RHF funds of \$5,041,132 will be combined with Public Housing Development Grant funds of \$8,193,224 and Low-Income Housing Tax Credits, HUD Section 202 grant funds and conventional loans for the mixed-finance redevelopment of Dana Strand.	1490		487,287		0	0	
	GRAND TOTAL			487,287		0	0	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CA16P00470999					Federal FY of Grant: RHF-FFY 1999
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

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

October 1, 2003

Dear Residents and Program Participants:

The Housing Authority of the City of Los Angeles (HACLA) is pleased to respond to comments received on the HACLA's Fiscal Year 2004 Draft Agency Plan. The Agency Plan Resident Advisory Boards, Resident Organizations, residents and Section 8 program participants, and interested parties have submitted comments to the Draft Agency Plan. The Housing Authority is committed to responding and addressing all the issues raised by these comments. Copies of these responses will be distributed to 22 different Housing Authority sites and offices throughout Los Angeles and will also be made available to interested parties and members of the public who request them.

BACKGROUND

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

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

COMMENTS ON THE HACLA DRAFT AGENCY PLAN

During the 49-day Agency Plan comment period many oral and written comments on the Draft Agency Plan were received.

Written Comments

Written comments on the Draft Agency Plan were received at many of the public housing site meetings, regional Section 8 meetings and from attendees of the August 20, 2003 Public Hearing.

Oral Comments

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

- April 25, 2003 – June 10, 2003: 20 resident meetings at public housing sites.

- May 15, 2002 – June 11, 2003: 7 regional Section 8 meetings
- August 20, 2003: Board of Commissioners Public Hearing.

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

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

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

- Section 903.13, (a) states: "...The role of the Resident Advisory Board...is to participate in the PHA planning process and to assist and make recommendations regarding the PHA plans."
- Section 903.13, (c) states: "The PHA must consider the recommendations of the Resident Advisory Board or Boards in preparing the final Agency Plan. In submitting the final plan to HUD for approval, the PHA must include a copy of the recommendations made by the Board or Boards and a description of the manner in which the PHA addressed these recommendations."
- Section 903.17 sets forth the public notification requirements: The Board of Commissioners "must conduct a public hearing to discuss the PHA plan...and invite public comment on the plan(s). The hearing must be conducted at a location that is convenient to the residents served by the PHA".
- The regulations also states: Not later than 45 days before the public hearing is to take place, the PHA must:
 - 1) Make the proposed plan(s) and all information relevant to the public hearing to be conducted available for inspection by the public at the principal office of the PHA during normal business hours; and
 - 2) Publish a notice informing the public that the information is available for review and inspection, and that a public hearing will take place on the plan, and the date, time, and location of the hearing."

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

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

- Conducted a Public Hearing on the Draft Agency Plan.

THE HOUSING AUTHORITY AGENCY PLAN PUBLIC PROCESS

The Housing Authority has made the Agency Plan submission/approval process a public process. The HACLA has a history of going beyond the letter of the law for resident participation requirements. The public process for the Agency Plan began April, 2003 and will continue until October, 2003. The events, communications and activities relevant to the Housing Authority's Agency Plan public process include:

- Translated the Draft Agency Plan into Spanish.
- Made copies of the Draft Agency Plan available at 22 sites, including the Conventional housing development offices, Section 8 and Property Management offices, the Application Center, Community Service Centers and Jobs Plus locations, and the Authority's Central office.
- Mailing of the Draft Agency Plan to the duly elected RAC/RMC Presidents and Section 8 JANE members on July 3, 2002.
- Published Notices concerning the Draft Agency Plan and the Public Hearing in six newspapers: Los Angeles Times, Los Angeles Sentinel, Los Angeles Watts Times, La Opinion, Eastside Journal, and the Korean Times. The Notice in the Los Angeles Times was published on July 3, 2003 and in the smaller neighborhood papers the following week.
- Sent fliers to the residents of the conventional sites announcing the availability of the Plan for review and the date of the Public Hearing in the July 2003 rent statements.
- Included announcement to Section 8 participants of the Plan availability and Public Hearing in the Summer 2003 Newsletter.
- Sent to members of the Resident Advisory Boards English and Spanish copies of the Draft Plan and comment cards.
- Assembled documentation relevant to the non-required sections of the Agency Plan and made it available for public inspection at HACLA headquarters beginning July 3, 2003.
- The Housing Authority Board of Commissioners conducted a Public Hearing regarding the Draft Agency Plan on August 20, 2003. The Public Hearing was attended by 82 residents, Section 8 participants, and other interested persons. The Public Hearing was not adjourned until everyone present who wished to make comments had the opportunity to speak.

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

- The Housing Authority considered all comments, not just those from the Public Hearing and the Resident Advisory Board, in drafting the Final Agency Plan.
- Residents, Section 8 participants, and the general public will have an additional opportunity to speak about the Agency Plan at the Housing Authority Board of Commissioners meeting on Friday October 10, 2003 at 9:00 AM.

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

DISCUSSION OF COMMENTS

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING

FLAT RENTS

- **There were numerous questions concerning the new Flat Rents for 2004. Residents wanted to know how it would effect them given a certain bedroom size and income level.**

Due to the Housing Reform Act of 1998, the Housing Authority had to discontinue its ceiling rents program and replace it with a flat rent. This change first occurred in 2003. According to the federal regulations, housing authorities are to base Flat Rents on rents charged for comparable units in the private markets. All families would have a choice of the type of rent they would pay – either Flat Rent or income-based formula rent. Flat rents enable families with higher incomes the opportunity to move towards economic self-sufficiency. .

Since the time of the publication of the Draft Plan, a comprehensive study on comparable rents has been complete by an external consultant with expertise in this field. After an analysis of the information provided by the rent study, the Housing Authority is proposing to set the 2004 Flat Rents at the following levels:

Flat Rents for 2004

- **One bedroom - \$ 590**
- **Two bedrooms - \$ 740**
- **Three bedrooms - \$ 817**
- **Four bedrooms - \$ 941**
- **Five bedrooms - \$1127**

The Flat Rents proposed in the Final Draft Agency Plan are lower than initially proposed in the July 3, 2003 Draft.

For most HACLA families the Flat Rent is significantly higher than the income-based formula rent – those families will continue to have their rent based upon the income-based formula – they will not have to pay the higher flat rent. For the approximately 1200 families paying flat rents in 2003, only approximately 295 would remain at the 2004 Flat Rent – the others would revert to the income based rent.

- **There were many comments concerning the approach to a comparable rent survey. These included the fact that there are not a lot of similar age and style properties in the surrounding communities, and that HACLA has to be sensitive to the fact that the public housing communities are *different* than the surrounding communities.**

The Housing Authority contracted with an outside real-estate assessment firm to conduct a comparable rent survey of the public housing properties. Multiple factors were considered when comparing properties though out the city. These factors included age of the properties, design, location, unit size, amenities of the units, sites, parking, and neighborhoods, and utilities paid by tenant/owner. It is the Housing Authority's belief that the Flat Rents for 2004 are fair and reflective of the rents that its units could receive in the private market.

- **Who will be affected?**

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING

This will only affect the approximately 1200 families currently benefiting from the 2003 flat rents. Of those families, most will revert to the income-based rent formula as of January 2004. Approximately 295 families will remain at the 2004 flat rent level.

- **What if I am a day laborer and my income fluctuates throughout the year, can I get a reduction in rent? Don't you also have to look at the type of job people have (ex: unstable employment/seasonal, layoff) what will happen to people in these situations?**

At the time of the household's annual review, the rent is based upon the annual income that the family reports – this should take into consideration any seasonal or sporadic periods of employment. It is the responsibility of the household to properly budget their funds to be able to maintain the rent during the periods of reduced income. If at the time of the annual review, a household's income is based upon on-going regular employment, and during the year there is an unexpected reduction in the income due to job-loss, the family can make an appointment with the manager to have their rent adjusted based upon the new income level.

- **If I pay the Flat Rent, will I be able to go back to the income based rent if there is a reduction of income in the household?**

Yes. If over the course of the year, a family on the Flat Rent has a reduction of income and it becomes a hardship to continue to pay that amount, they may make an appointment with the manager and have their rent switched to the income-based formula (usually 30% of the adjusted income).

- **Is it possible to create escrow accounts so that we can save money to buy a house?**

At this time, unfortunately, laws and regulations do not enable the Housing Authority to set-aside portions of a public housing rental payment and place it into an escrow account.

- **Will the 30% rent go up?**

Flat rents will not affect the rents of those families whose rents are based upon the income-based formula.

- **What if both husband and wife are working, how will that affect the rent amount?**

The number of household members working or the amount earned will not affect the flat rent. If the total household income is such that the family would pay less with flat rent versus the income-based rent, then they would pay the flat rent. If the income-based rent for that household is less than the flat rent, they would pay the income-based rent.

- **We are worried that the rent change will result in more people living in units to pay the rent. This would create even a bigger parking problem.**

Only individuals listed on the lease are allowed to reside in a unit. If families have unauthorized people living in their units, they are violating their lease and risk eviction.

- **For people who are on a fixed income, what is the point of raising the rent?**

Residents who are on fixed incomes such as SSI and TANF do not earn enough to participate in the Flat Rent program. These households will continue to pay the income-based rent as required by federal regulations.

- **Do flat rents only apply to families, what if you are single?**

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING

The size of the household does not matter. If a household's income is such that it would benefit from the flat rent, that would be the rent it pays. If the income is not high enough, the household (regardless of size) will continue to pay the income-based rent.

- **After you choose one rent over the other, will your rent be stabilized for a while, for how long? How often will the flat rent be raised?**

It is possible that the Flat Rent may increase over time as, according to federal regulations, it is to be based on comparable rents in the private market. Each year the Housing Authority will re-examine the flat rent to determine if any adjustments are needed. If adjustments are proposed they will be incorporated into the Agency Plan process and residents would have the opportunity to comment on any proposed change.

- **Will there be any provisions made for those already paying top rent to skip annual reviews to decrease paperwork?**

The regulations allow the HACLA to have families on Flat Rents come in for reviews every three years rather than every year. Unfortunately, other regulations, such as the community service requirement, require families to update their information with the HACLA yearly. Families on Flat Rents will have a modified annual review with the Housing Authority.

- **How many families are at the Jobs Plus Flat Rent?**

There are approximately 246 families at Imperial and 280 at William Mead who participated in the Jobs Plus Flat Rent. This program expired in September 2003. At that time, families reverted to the standard income based rent or the current agency-wide Flat Rent – this would depend upon the income of the household.

CREDIT CHECKS AND LIVE-IN AIDES

At the beginning of the Agency Plan process, the Housing Authority was considering requiring Live-In Aides to under-go a "suitability" background screening (in addition to the current criminal background screening) and to refine its policy concerning credit checks for new applicants. Since the initial meetings, the Housing Authority has withdrawn this proposal

For the issue of credit checks for new applicants, rather than revise the entire policy, the Housing Authority has added criteria for staff to follow when evaluating applicants credit history. This should allow for greater consistency and a better level of expectation for staff and applicants.

MISCELLANEOUS

ONE STRIKE

- **We have had residents evicted because of trouble their children got into – will they be able to get back in to the housing? Kids are getting their family into trouble unintentionally – we need to have someone come out to speak to us about the One-Strike policy. The youth need to know about it and have options so they don't get family into trouble.**

Congress passed the One-Strike legislation in 1988 and the Housing Authority amended its Rental Agreement in 1991 to include the required language. In 1998, the Housing Authority adopted a revised Rental Agreement that incorporated additional required language relative

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING

to the “One Strike” provisions. Upon the request of a site’s Resident Advisory Council or Resident Management Corporation, the Housing Services Division can do an educational presentation on this matter at one of the monthly meetings.

LEASE

- ***Is there any way that I can look at my original lease?***
If you would like to see the copy of the original lease that you signed, visit your management office.

ANIMALS

- **We have a problem with stray cats. They are creating fleas.**
The City of Los Angeles Department of Animal Services has traps available on a first come first serve basis. In addition there are numerous animal rescue organizations in the Los Angeles area that also provide assistance in trapping and spaying/neutering feral cats. The number for the City’s Department of Animal Services is 888-452-7381.
- **HACLA policy says that I can’t have animals, but I see others with them.**
Non-senior or non-disabled residents risk eviction if they are in violation of the Housing Authority pet policy.

FRAUD

- **What can you do when you know someone has someone living in an unit and that person isn’t on the lease?**
- **A lot of us work very hard, but there are people who live here, don’t work, pay \$50 for rent, and their husbands are living with them.**
A household risks eviction if they have individuals residing in their unit who are not on the lease. For the Housing Authority to take any action on families who have unauthorized residents or unreported income, it has to have indisputable, verifiable evidence of the charges. The Housing Authority has and will continue to investigate cases of fraud and begin eviction proceedings if the evidence provided is reliable.

PARKING PERMIT

- **How can I get a parking permit for my son? Where do I go, will they impound the car?**
Due to the limited parking spaces available at HACLA sites, there will be only one (1) parking permit issued for each unit. The owner must provide to the manager proof of ownership and current registration.

SERVICE CHARGES

- **I was charged for a new window screen – that did not used to happen.**
- **Why do we have to pay if something breaks in our unit and it isn’t our fault?**
Residents are responsible for any damage that they or their guest cause to a unit. Residents should not be charged for damage due normal wear and tear. In 2001, the Housing Authority updated it policy concerning Sales and Services to Residents. At that time each household was provided a copy of the proposed policy and a chance to comment. If residents would like to know what the Housing Authority will charge for specific types of repairs, they can ask their management officer for a copy of the current policy.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING

MAINTENANCE ISSUES

- **At Vineland they have everyone's first and last name listed on the directory outside – that is a security issue – can you change it to the last names only?**
- **I have been living here for 4 years and my name has never been put on the directory outside.**

Please notify your manager about this immediately and if the problem is not corrected in a timely manner, please notify the Assistant Director for Housing Services at 213-252-5413.

- **People set the trashcans on fire. If wasn't for good residents who caught it and put out, could have bigger problems.**

Unfortunately, after-hours, the Housing Authority is not able to prevent vandalism from occurring. The Housing Authority, just as any landlord, relies on its residents to help in maintaining and protecting the property. If there are incidences of vandalism, residents should notify the appropriate authorities. The Housing Authority truly appreciates the efforts made by many residents in protecting and improving their community. It is unfortunate, however, that the actions of a few can so negatively impact all.

MANAGEMENT

- **We have told the manager about many of these problems before but nothing gets done.**

If problems at a site are not being addressed by the manager in a timely manner, please contact the Assistant Director of Housing Services.

ACCESSIBILITY ISSUES

- **I am handicapped and I applied for a ramp one year ago and I still do not have a ramp, what is going on?**
- **Why do they have that stoop in front of the indoor stairs at the extension? It is too hard for seniors to step up on to. (step between kitchen and living room)**

If a resident needs a ramp installed they need to complete the appropriate requests form and submit it to the manager along with verification of the need for the accommodation by a medical professional. If a ramp has been approved but not installed, contact the Assistant Director for Housing Services.

- **The disabled parking spaces are too far from the front door**

Building codes require handicapped spaces to be of a specific dimension. Given the space available at many sites for parking, it is not always possible to place the handicapped spaces towards the front of the lot without cutting into the space needed to ensure ample non-handicapped spaces.

- **Can disabled residents get help in their homes? People have requested stuff and not received it (504 accommodations).**

Once a request for a reasonable accommodation is made the resident should be notified of the status of their request in a timely manner. If a resident has not been notified they need to contact their manager. If a manager denies a request, residents may contest the decision by first appealing to the Assistant Director of Housing Services and then to the Accessibility Coordinator for the Housing Authority.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING

MISCELLANEOUS

- **I owe money because my daughter did not pay the rent while I was out of the country – I need help to pay the amount due.**

It is the responsibility of the resident to notify the Housing Authority any time there is a change in residency in a unit. The head of household is responsible for seeing that the rent owed to the Housing Authority is paid in full each month. If a resident leaves for an extended period of time they are still responsible for maintaining monthly rental payments.

The Housing Authority is not responsible nor qualified to provide financial assistance to residents. If a household needs such assistance they should contact Info-Line at 1-800-339-6993 for referrals to agencies that can help them.

RESIDENT SERVICES

- **Why aren't they informing all residents about available programs, not just the leaders?**

All residents are notified of activities and programs offered at the sites. This is done through presentation at resident meetings and fliers distributed either door-to-door or included in monthly rent statements.

- **The trailers (Chicana Service Action Center) are ugly – why can't you get rid of them?**

Due to health and safety concerns, the Housing Authority will be removing the trailers from this site.

- **If my son comes to live with me, how can I get him on the lease?**

Any time that there is a change in a household's composition, the manager must be notified. Any new adult members into the household must undergo a criminal background screening.

AGENCY PLAN

- **I think it is grossly unfair that there are not other languages that the plan is translated into besides Spanish and English. It is not fair to the Korean residents.**

In addition to English and Spanish, the other primary languages of HACLA families and program participants include Korean, Armenia, Russian, Cambodian, and Vietnamese. Unfortunately, while the Housing Authority provides verbal translations for all the languages at the Agency Plan outreach meetings and public hearing, the costs involved in translating the Agency Plan and its attachments into the other five languages makes it prohibitive to do.

- **Will our comments be worked into the Agency Plan?**

All comments are compiled and responded to. The operating departments of the Housing Authority review all comments and do take them into consideration when finalizing policies and guidelines, or when identifying work to be done in the public housing sites via the Capital Fund Program. Due to federal regulatory restrictions, it is impossible for all suggestions to be incorporated into HACLA policies.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING

CAPITAL FUND

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

The provision of capital improvements is based on HACLA's assessment of overall physical needs of all of the developments, with priority given based on the extent and/or nature of a building's physical and/or security problems. HACLA is required to first address any deficiency that affects the health and safety of residents. HACLA's assessment of design and security issues is ongoing. Planned measures to address design and/or security issues are implemented based on that assessment.

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

The following are the Capital Fund related questions received from the outreach meetings.

ROSE HILL

- **When they do the modernization, will we have to move?**
- **Will they be doing Building 13 at all?**

The funding and schedule for modernization at Rose Hills is uncertain at this time. If and when modernization occurs, residents will be temporarily relocated. All resident units will be modernized at this development.

GIBSON MANOR

- **Correct the drainage problem in the area around the overhangs and doors on the Westside of the walkway.**
- **The building is looking better with the painting, but the hallway carpet is nasty.**
- **New carpet in the units – which 10 units, why not all?**
- **What is the purpose of the capital fund grant?**

The purpose of the Capital Grant program is to address the capital needs of the Authority's properties, specifically making large-scale improvements to building structures such as the residential and management buildings. Capital Grant monies also help fund management

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING

improvements, such as training for residents, economic development activities, and security planning and training. Capital Grant funds originate from the Federal Government, as do the operating funds provided by HUD. The provision of capital improvements is based on HACLA's assessment of overall physical needs of all of the developments, with priority given based on the extent and/or nature of a building's physical and/or security problems. The Authority is required to first address any deficiency that affects the health and safety of residents. This assessment is ongoing, which is why it is important for residents to continue to report any problems to the Work Order Center. As explained in the Capital Fund Outreach meetings, the Authority's budget for capital improvements is limited and standardized across developments.

- **How much money do we get from the state.**

Public Housing is a federally funded program, the state does not provide any funding to support it.

IMPERIAL COURTS

- **What perimeter wall do you mean, not around the development?**

This is the wall located behind the management building which separates it for the private property on the other side.

- **Can I put a little fence around my front yard to protect my toddler?**

Unfortunately, residents are not allowed to install any permanent fencing around their unit or lawns.

- **Which units are getting the security bars? Will they be on both floors?**

The new screens to be installed over the existing window security bars will be placed on both floors in every unit.

JORDAN DOWNS

- **What vacant lot?**

- **I thought there was supposed to be a store on the vacant lot.**

- **When they fence the lot, they need to make sure that it is kept clean.**

Behind the community center is a vacant lot, which, over the years, various plans have been considered. For the time being, the Housing Authority will be fencing it off and will ensure that it is kept clear of debris.

- **We need jobs – what can we do to make sure that residents are trained so that when jobs become available they can get them?**

The Authority operates an apprenticeship and training program for residents of public housing, called the "Section 3" program. The Authority has written agreements with 13 labor unions which allow residents priority entry into apprenticeships for capital construction projects conducted at HACLA's developments. The specific trades are electrician, laborer, plumber, carpenter, painter, glazier, plasterer, resilient flooring, cement mason, sheet metal worker, brick mason, pipe fitter, and roofer. The Authority has successfully placed hundreds of residents into apprenticeships since the start of this program in 1994. Many of those residents are now journeymen.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING

VALLEY SCATTERED

- **What happens in case of a fire, we only have one door in our unit ?**
All Housing Authority units are in strict compliance with Building and Safety Codes for emergency egress. For units with only one door, windows are designated as an acceptable method of escape according to the Los Angeles Fire Department.
- **The workers do a bad job – they put the screen door upside down and backwards.**
At any time that work is done poorly residents need to report the problem immediately to their manager and the Work Order Center
- **Vineland – need new security system – gates that lock all the time w/ close or access key, and cameras. Tenants gardens are unattractive, there is too much junk on tenant's porches. Need 24 hour security guard. People play too loud music, and unknown guest hanging around. Building is being vandalized with graffiti marking. Wooden fences should be removed from front yard - children can fall and get hurt.**
- **Vineland – building needs a lot of carpentry on window trims. In the rear of the complex the frames are with termites or dry rot. Front gate needs to lock. Many of the resident gardens are unattractive. Fences are dangerous. Cameras may be a key asset to this property to deter graffiti and vandalism.**
The suggestions of additional work items will be taken into consideration when future Capital Fund schedules are set.

ESTRADA COURTS

- **Need termite control**
The Housing Authority will assess the actual need for this.
- **Why in the new kitchens did they take out the old vent that took all the cooking odor & grease outside? Now it blows it all over the house, especially in the upstairs, grease gets everywhere.**
Vents have been installed in the remodeled kitchens. This is a ductless system that must be maintained via the regular replacement of the proper filter in order to eliminate cooking odors.
- **Will the units be remodels to meet ADA requirements?**
ADA requirements are only applicable for designated units; those units which are easily accessible from the street and contain at least one bedroom and a bathroom in the ground level. Eight units have been designated for remodeling to meet ADA requirements, and will be completed under Phase V of modernization activities in 2004.
- **Windows in the new kitchen – they don't open – can they be changed? Why haven't they finished the emergency windows?**
The installation of fixed windows in some kitchens in the early stages of modernization was an error. The DCS Inspector is currently assessing the matter in order to replace those windows with ones that can be opened. Window bars and security doors are installed during the final stages of modernization work. These items were in fact installed soon after the Capital Fund outreach meeting took place.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING

- **There were many complaints concerning the poor installation of the security screens. The screens were installed in such a manner that there remained a significant space at the bottom off the screen which allows critters to enter a unit.**
All security doors are manufactured to a standard height. After installation, it becomes apparent that taller door frames result in a wide gap between the bottom of the security door and the porch stoop. In these cases, a bottom sweep will be installed on the new doors to eliminate the gap.
- **Are you going to increase the number of disabled parking spots on the west side of Estrada?**
- **Parking – there is not enough of it. People have more than one car. Can those people with 3-4 cars get ticketed?**
Parking is a challenge at most of our properties as they were built in an era when families rarely had more than one car, if any at all. The current parking lots were not designed to handle the number of vehicles families currently have. At the current time, the Housing Authority does not have the resources or plans to build any additional parking lots.
- **In the new buildings the high bullet proof lights are wonderful, but the pigeons are building nests and the nests are catching on fire.**
The Housing Authority is looking into steps that can be taken to effectively prevent the pigeons from building nests above the exterior lighting.

MAR VISTA GARDENS

- **Are you going to repair the water pressure – whenever a neighbor uses the water you lose pressure.**
- **Doors – look like bugs are eating them. They came to my unit to work on it, all they did was cover up the holes made by the bugs, the bugs are still there.**
- **Are we going to get security doors on the back doors? The ones we have are not good.**
- **Three bedroom units do not have any storage room in the back like other units do. Can we get one? There is no place to store stuff in units.**
The Authority has taken note of the concerns about water pressure, flooring, newer security doors, and more storage space. However, in matters of Capital Improvements the Authority is FIRST required to address deficiencies that affect the health and safety of residents, before items of convenience and aesthetics, such as nicer floors, more storage, and newer doors. The provision of capital improvements is based on HACLA's assessment of the overall physical needs of ALL of the developments, with priority given based on the extent and/or nature of a building's physical and/or security problems. This assessment is ongoing, which is why it is important for residents to continue to report any problems to the Work Order Center. As explained in the Capital Fund Outreach meetings, the Authority's budget for capital improvements is limited and standardized across developments.
- **Parking – people have more than 1 car – sometimes up to 5. They use all the spaces – need more parking spaces.**
Parking is a challenge at most of our properties as they were first built in a era when families rarely had more than one car, if any at all. The current parking lots were not designed to handle the number of vehicles families currently have. At the current time, the Housing Authority does not have plans to build any additional parking lots.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING

AVALON GARDENS

- **Correct drainage problem. They have done it two times already and they never got it right. Hopefully they will get it right the third time.**

- **What about the mildew growing outside of unit 24?**

The drainage problem is being addressed, with the design plans complete and transmitted to Kumbaya for cost estimate and scheduling. The plans for correcting the drainage problems will address the problem of moisture penetration through the base of exterior walls, thereby preventing any more growth of mildew. The complete specifications for mildew removal have been provided to Housing Management and are being corrected.

- **Painting of units? Why not all of them?**
- **Need a playground area for the kids on the McKinley side. Need to also keep the senior's garden. Should be able to accommodate both. (four comments)**
- **Fix area for growing vegetables.**
- **Need new cabinets. (three comments)**
- **Need new plumbing. (three comments)**
- **Basketball area needs new surface.**
- **All units need to come up to standards.**

All of the suggestions provided by residents will be considered when planning additional capital improvements. In matters of Capital Improvements the Authority is first required to address deficiencies that affect the health and safety of residents. The provision of capital improvements is based on HACLA's assessment of the overall physical needs of all of the developments, with priority given based on the extent and/or nature of a building's physical and/or security problems. This assessment is ongoing, which is why it is important for residents to continue to report any problems to the Work Order Center. As explained in the Capital Fund Outreach meetings, the Authority's budget for capital improvements is limited and standardized across developments.

SAN FERNANDO GARDENS

- **Exterior gate– said was going to do it, now not. We need it for safety. Need to clarify the problem because getting different answers as to why it can't be done from different departments.**

The Housing Authority understands the concerns of the residents and their desire to gate off the site. Unfortunately, according to the Los Angeles Fire Department and to general principles of health and safety, installing a locked gate at the perimeter of the development is not feasible, as it could potentially prevent the access of life saving vehicles, such as fire and ambulance services.

609 CALIFORNIA

- **The carpeting in the hallways – especially on the 3rd floor needs to be replaced.**
- **Carpeting – need to know what is the standard for replacing it. I have been here for 7 years and it has never been replaced. Why was my neighbors?**
- **Need air conditioning in the hallways – on the 2nd floor it is too stuffy.**

The Housing Authority will include these requests in consideration for future capital improvements

- **The fire alarms installed are not accurate.**

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING

Notify the manager and the work order center immediately when there is a problem with your smoke alarm.

- **Intercom system – please repair it.**

The Housing Authority will repair the system as best as is possible. It is important for residents to notify the management office when the intercom system is not operational. If the problem is not addressed in a timely manner, residents should notify the Assistant Director of Housing Services.

NICKERSON GARDENS

- **Remodeling kitchens – some units still need remodeling.**

This will be considered for future capital improvement work.

- **Can we change locks on our doors?**

As the landlords, the Housing Authority is responsible for the maintenance of the units and must be able to have access to all units. As such, residents are not allowed to install their own locks on their exterior doors. If there is an issue of security, you can contact the Work Order Center and have your lock re-keyed.

- **Can we ask for stuff to be included into the Capital Fund plan and the budget and meet with our manager to do that?**

The outreach meetings that are held at each site in the spring as part of the Agency Plan is resident's opportunity to provide input and identify items to be considered for inclusion in the Capital Fund schedule. At any time during the year, the resident leaders are able to set up additional meetings with their site manager to discuss any issues and concerns related to the site.

RANCHO SAN PEDRO

- **What date and month will the new computer learning center be opened? (rsp)**

The new computer learning center is a part of the project to renovate the existing social hall. Construction is expected to start in late 2003 and be complete in late 2004.

YOSEMITE/SNYDER

- **Service the air conditioner.**

The air conditioning unit is serviced on a yearly and as-need basis.

GONZAQUE VILLAGE

- **When are you actually doing the social hall?**

The Gonzaque Village Social Hall is budgeted to commence construction in 2004. The architectural design plans are in process and scheduled for completion before the end of 2003.

INDEPENDENT SQUARE

- **Improve the laundry facilities – add more machines and a laundry room on each floor.**
- **Make the lobby more enticing and pretty to look at and be proud of – nice it looks like an institutional building – like a jail or nut house.**

These items, along with other items identified by maintenance and management will be included in the list for consideration of future capital improvements.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – PUBLIC HOUSING

WILLIAM MEAD

- **On Cardinal and Leroy there are tree roots which are pushing up the sidewalk at the curb cut.**
- **On Cardinal and Bloom, the curb cuts get blocked by people parking their cars.**
The Housing Authority will look into these matters to see how they can be corrected.
- **When the units get the new electrical done, will they have more outlets?**
The electrical improvements underway at William Mead will increase the number of outlets in each unit
- **For years been saying doing the windows, now it is pushed back again?**
- **When are we going to get the windows like they were promised to us?**
William Mead has been declared as eligible for listing on the National Register of Historic Places. This designation has delayed a number of improvement projects at William Mead because the Authority is obligated to find replacement windows that will meet the stringent design standards of the Secretary of the Interior standards for the preservation of historic structures
- **What about the mail boxes and security doors?**
Modifications to the mail slots in some security doors will be made shortly in order to forestall security problems.
- **When will all the work start again on the toxin removal?**
The next stage of toxic cleanup activities is underway and completion of that is estimated for late 2004 or early 2005.

SIMPSON SATICOY

- **Is this solely funded from HUD, any HACLA money?**
The funds used for major capital improvements are provided by the federal government. The amount received depends upon the level of congressional funding from one year to the next.
- **What about the interior painting, the exterior painting looks nice but the inside enough, the inside needs it.**
The first priority for the Housing Authority in the area of capital improvements is to address those items that effect the health and safety of residents and properties. Maintaining the integrity of the building's exterior is the first layer of defense against the elements. While the interior painting may need to be updated, the exterior painting was necessary to preserve the property. The Housing Authority will consider the request for interior painting in future capital improvement schedules.
- **Can you add curb-cuts to the sidewalk.**
It would be the responsibility of the City to install curb cuts on city streets and sidewalks.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – SECTION 8

AGENCY PLAN

- **Will the contents of the Plan be the same for residents of Harbor Village?**

The Housing Authority is to submit the Agency Plan to report on its public housing and tenant-based Section 8 programs. The information in the Plan has little impact on project-based Section 8 properties such as Harbor Village.

JANE

- **When do the changes take effect?**

The proposed changes in the Agency Plan and the Section 8 Administrative Plan will be made into a final draft after all comments have been taken into consideration. The final recommended changes will go to the Housing Authority (HACLA) Board of Commissioners in October for their approval. Changes in policies usually take effect upon approval of the Board of Commissioners, other changes may not take effect until January 2004 upon approval from the local HUD office.

- **What is purpose of JANE (Joint Advisory for Neighborhood Empowerment)?**

For development of the Agency Plan, the Housing Authority is to develop a Resident Advisory Board (RAB) made up of participants of its public housing and Section 8 programs. RABs are suppose to provide input and feedback to proposed changes to the Agency Plan. JANE is the Housing Authority's RAB for the Section 8 program. Rather than just meeting once a year for the purpose of the Agency Plan, the Housing Authority would like to develop the Section 8 RAB (JANE) into a year-round Section 8 leadership body. It is the Housing Authority's goal for JANE is to become an effective voice for Section 8 participants in the City of Los Angeles.

- **How to properly educate policy makers and legislators regarding proposed changes. It is important that tenants be informed.**

- **I'd like to get a group of tenants together to lobby for our program to the government officials.**

The Housing Authority of the City of Los Angeles cannot petition its clients to advocate for the interest of the Housing Authority. However, it may build the capacity of tenants to advocate for themselves by providing the necessary training for the tenants to become active participants of a representative body such as JANE.

- **Will there be a JANE website?**

The plan is to create a link on the HACLA's Section 8 website.

- **When will we meet again?**

The Resident Relations Department of the Housing Authority, in coordination with the Section 8 Department, will be facilitating the development of the JANE. Regional meetings are being scheduled to resume in October 2003. For more information on future JANE meetings, please contact the Resident Relations Department at 213-252-6100.

- **Why, after 3 years of this we still are not organized?**

JANE was first created in 2001 in an attempt to address the concerns of the diverse Section 8 tenant population living in scattered housing throughout the City of Los Angeles. Each year since 2001 there has been an increase in the number of participants attending the

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – SECTION 8

Agency Plan meetings. In 2001, 81 tenants attended district meetings while in 2002; a total 96 tenants attended district meetings. During the first part of 2003, 198 tenants participated in JANE district meetings to review the agency plan. Due to funding issues, it was not until this year that staff were able to be placed to work on JANE year-round. With staff on board, Section 8 and Resident Relations now have the capacity to carry the JANE Committee into the next level of participation by providing trainings and organization through monthly meetings

- **What is the guarantee that JANE is actually going to work?**

Section 8 and Resident Relations are fully committed to the success of the JANE Committee to engage tenants as active participant of a governing body to voice the opinion of Section 8 participants in the City of Los Angeles. Staff has been assigned to successfully implement the development of the JANE Committee. To date, 198 tenants have indicated a commitment to make JANE a viable voice for Section 8

- **JANE needs to unite to fight against negative images of Section 8.**

One of the goals of JANE would be to help improve the image of Section 8 in the community. The JANE Committee can work in partnership with HACLA on a public relation campaign with landlords with current Section 8 leases.

- **JANE is necessary**

HUD regulations required housing authorities to review annual agency plans with tenants. The JANE Committee takes advantage of this requirement to foster leadership and self-sufficiency among tenants while meeting HUD requirements for a representative group.

- **I am interested in leadership training and I would like to help with JANE as a volunteer to help move this along.**

Leadership Development training is an important part in the development of a strong committee. Members of the JANE Committee will participate in training workshops dealing with topics such as public speaking, project development, group dynamics, and collaboration. The JANE Committee will provide opportunities for tenants to develop and/or enhance their leadership skills while planning and implementing their own projects.

- **Does the Inglewood Housing Authority have JANE? (south)**

For the development of the Agency Plan, housing authorities are to consult with participants of their public housing and Section 8 programs. The groups may have different names, but ultimately they act as a Resident Advisory Board (RAB) for the purpose of getting input on their Agency Plan. You would have to contact the Inglewood Housing Authority to find out about opportunities to serve on its Section 8 RAB.

TBA ADMISSION FOR HOPWA & S+C

Across the board, the response was favorable to allow for low-income families in the HOPWA or Shelter Plus Care programs to transition into the tenant-based Section 8 program upon referral from their service providers. The Housing Authority believes that it will better serve clients of these programs and we appreciate the positive feedback it received from JANE participants.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – SECTION 8

- **How do people get into these (HOPWA and S+C) programs?**

There are two ways to enter the HOPWA (Housing Opportunities for Persons with AIDS) program. The Housing Authority has contracts with agencies that work with persons with AIDS. If someone is under a plan of care or service plan with one of those agencies, the agency can refer him to us to determine whether he or she is income eligible.

Second, depending on whether money is available, the Housing Authority may offer a “Fast Track” opportunity. When funds are available, the Housing Authority advertises this opportunity through newspapers and other media outlets. Families can register for Fast Track directly with the Housing Authority.

The Shelter Plus Care program is designed for homeless persons with disabilities. These people are identified by community based organizations, non-profit organizations and government agencies that deal with the homeless and have a contract with the Housing Authority to refer qualified persons to us.

APPLICANT FAMILY & FAMILY ADDITION

- **How is this different than what currently happens?**

There is no real difference in the way in which the Housing Authority will treat applicant families and requests to add members to the family. The changes are being made to clarify HUD requirements for our staff. If an applicant family with a voucher wants to add persons to the approved family group, that new group of persons must meet HUD’s income limits.

If a participant family wishes to add a person to the approved family group, the group does not have to meet HUD’s income limits. They must do that only when they first apply for Section 8. The income of the new family member will be counted toward the income of the family, and the family’s rent may change as a result.

RSO + RENT INCREASES

- **Is there a cap as to how much they can increase the rent?**

- **Can they increase our rent 3% every year?**

If a unit is covered by the Rent Stabilization Ordinance (RSO), there is a cap on how much the rent can be increased. Single family residences and units built after October, 1978 are not covered by the RSO and those owners can raise the rent to any amount.

The Ordinance allows a 3 percent increase annually, but that could be higher if inflation runs higher than 3 percent. The landlord can raise the rent an additional one percent if he pays the gas utility and an additional one percent if he pays the electric utility. Additional allowance are also available to owners. For more information concerning RSO guidelines, residents should contact the City of Los Angeles Housing Department on the internet at www.lacity.org/lahd or call 1-866-557-7668 (TDD: (213) 978-3231).

- **The RSO requires a 60-day eviction notice – correct?**

For rental units under Section 8, the Rent Stabilization Ordinance (RSO) allows State law to apply. State law allows 3-day notices for failure to pay rent and 30-day notices for “cause” and 60-days for “no-cause”. If an owner has a Section 8 Contract and no longer wants to participate in Section 8, then the owner, under State law, must give the family a 90-day notice. However, if the unit is covered by the Ordinance, the owner cannot evict a tenant

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – SECTION 8

except for 12 specific reasons. He cannot evict a family just to get a higher rent or to get rid of a Section 8 Contract.

If an owner is taking a rent controlled unit “off the market” - in other words the unit will no longer be a rental unit - then the Ordinance requires the owner to notify the Los Angeles Housing Department 120 days in advance and also notify the tenant. If the tenant is 62 years of age or older, the tenant can apply in writing for a one year extension.

- **I live in a house – am I covered by rent control?**

If there is only one unit on the lot, then you are not covered by the Rent Stabilization Ordinance. Single family residences are exempt from rent control.

- **This benefits landlords more, especially in units and parts of town where the VPS is higher than the regular rent.**

Yes. The units covered by the “special class” are those that currently rent for less than the voucher payment standard. The Los Angeles Rent Adjustment Commission approved the creation of this special class to encourage owners to participate in Section 8. However, the landlord cannot receive a higher rent than other landlords renting comparable units in the same area and cannot receive a rent higher than he receives for other similar units on the same property.

- **There are landlords who know they can get more for rent from Section 8 than from the private rents – that’s not right.**

A landlord cannot receive a rent higher the rent he is currently charging other tenants renting a similar unit on the same premises. The owner also cannot receive a higher rent than other landlords renting comparable units in the same area.

PAST EVICTION DUE TO PRO-RATION

- **I don’t understand “pro-ration.”**

- **Fine with it**

Congress passed a law that says housing authorities must prorate assistance if the family contains persons who are not citizens and are not persons who are legally in the United States. Proration means less assistance can be given to these families. If only 80 percent of the persons in the family are citizens or eligible immigrants then a housing authority can only provide 80 percent of the normal assistance. For example, if only four members of a five-person family have citizenship or eligible immigration status, the proration is 4 divided by 5 or 80 percent. A housing authority can only provide 80 percent of the normal housing assistance payment for this family.

HANF

- **Not good, what can we do?**

- **Is there anything that we as Section 8 participants do about the HANF proposal?**

- **The state taking over...that is a definite no. What can we do about it?**

- **The state should not be involved. HUD should deal directly with the housing agencies**

- **Not fair.**

Housing industry groups and professionals testified before Congress regarding the HANF proposal. Our Executive Director, Donald J. Smith, also testified before a Congressional

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – SECTION 8

committee on the effects this proposal would have. At this time, neither house of Congress has yet to act upon the proposal. Section 8 participants have the right to contact their United States Representative or Senator to make their feelings known.

- **Can we get a copy of the bill that was introduced?**

The original bill was introduced into the House of Representatives as HR1841 and into the Senate as S947. You can see and print these bills through the Internet by going to <http://thomas.loc.gov> and entering the bill number. The current funding bill as approved by the House and moved to the Senate is HR2861 which is available at the same site.

- **Where do we see the future of Section 8 going?**

In 2002 the Section 8 voucher program assisted more than 1.7 million families across the United States. With increasing lease-up rates expected nation-wide, some estimate that more than 2 million households will be assisted in Fiscal Year 2004. Even so, Congress, the president, and HUD will have the final say in the future of the Section 8 program. HUD did not ask for money for additional vouchers for Fiscal Year 2004 and Congress probably will not provide any, so we know there will be no real growth.

Housing authorities are doing their best to lease up all the vouchers they currently have so that at least those vouchers will be funded. HUD wants to cut the amount of money housing authorities are given to administer Section 8 and other programs, but expects housing authorities to be able to do more with less funding. Right now the House of Representatives has passed an appropriation (funding) bill that does not provide for growth of the Section 8 program, but it also rules out the HANF proposal, at least for this year. The United States Senate increased the funding approved by the House. Next, committees of the House and Senate will confer to develop a compromise on the funding level. If the HANF proposal is not passed this year, it may still come back as a proposal next year.

Housing authorities across the country and the groups that represent them have made it clear that Section 8 as it currently operates has been very successful and seems to be an excellent way to provide housing assistance for low income renters. Where Section 8 goes from here depends on Congress and the president.

- **Will there be more rules?**

If the HANF proposal or something like it passes, States would probably make additional rules for housing authorities on how to provide Section 8 benefits. There is no way to tell what types of rules HUD would allow States to make at the present time.

- **We were under the impression that unlike public housing, they (Congress) liked Section 8 and it would be around for a while.**

Congress did not request the change to HANF. This change was offered by HUD as part of the president's and HUD's budget request to Congress. In general, over the past several years Congress has favored the Section 8 program as the best way to provide housing for families with very low income. The fact that it currently provides assistance for almost 2 million families is proof that Section 8 works. Thus far the House of Representatives and Senate has rejected HUD's proposal to change how Section 8 is funded and how it works.

- **If we have a voucher now, will we lose it because of HANF?**

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – SECTION 8

The HANF proposal states that those with vouchers would continue to be assisted under the current regulations through 2009. After that there would have to be some transition into HANF. Since both HUD and the States could make changes in how the HANF program would operate, it is difficult to predict exactly what would happen after that.

ADMIN FEE

- **If the government wants self-sufficiency, they should not cap Section 8 reserves – streamlining should not be rewarded by reduced appropriation funds.**
We agree. Several housing industry groups have filed a lawsuit challenging the right to cap the reserves.
- **Should only use the Admin Fee for Section 8.**
This would be possible in an ideal world where Congress gave housing authorities enough money to run its other programs. For instance, housing authorities are not provided enough money to run their public housing programs and this year will receive only 93 percent of the operating funds necessary to run that program.
- **Can the money be used to help Section 8 participants with security deposits or emergencies?**
- **Can that fee be used to assist people with security deposits or loans if they need assistance?**
- **Can it be used to help families in need?**
No. There is not enough money to do this. Congress does allow housing authorities to provide some security deposit assistance for the Shelter Plus Care Program from Housing Assistance Payments funds. It does not allow this for the regular voucher program. Congress and HUD do not allow us to use administrative fees except for housing purposes.
- **There should be no cap and Section 8 should have the flexibility to use its money for reserves in case there is an emergency or in the event that many tenants aren't able to pay their rent.**
We agree there should be no cap. However, a housing authority cannot use any Section 8 money for a Section 8 family that does not pay its portion of the rent. Families who experience a drop in income can request that their rent be lowered to reflect their current income.
- **Don't think it should be restricted, don't like the proposal.**
We agree. We think that housing authorities that have wisely set aside funds for emergencies or special needs over the past many years should not be penalized for having done so.
- **Please give us the addresses so we can write to our congressperson in regards to not capping Section 8.**

The address for Senator Boxer is:

*312 N. Spring Street
Suite 1748
Los Angeles, CA 90012*

The address for Senator Feinstein is:

*11111 Santa Monica Blvd.
Suite 915
Los Angeles, CA 90025*

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – SECTION 8

The address for your local congressperson is available in the Government section (blue pages) of the White Pages telephone book

- **Do you use Section 8 money for public housing?**

Yes, because Congress does not provide enough money to run the public housing program.

MISCELLANEOUS

FSS

- **Does Section 8 have a program that would enable me to go to school?**

The Family Self Sufficiency Program could be of assistance. The best thing to do is to ask to be referred to an FSS representative to see what is available.

- **Why not help clients find jobs so they can become self-sufficient and so they can do the homeownerhsip?**

We can do this if the family is willing to participate in the Family Self Sufficiency Program. 162 families have already bought a home under various homeownership programs with the Housing Authority. Of 166 Section 8 FSS graduates, 31 families have used their escrow accounts to buy a home. Currently 380 FSS families have more than \$3,000.00 in their escrow accounts and 16 families have more than \$10,000.

UNIT LISTING

- **Why does the Housing Authority list properties that would not pass inspection?**

The Housing Authority does not inspect units before they are listed. Most listings are called in over the phone and the Housing Authority does not have the money or staff to preview these units.

- **Is there a website that has apartment listings?**

While the Housing Authority does not have such a system, there are numerous other web-sites that serve this purpose in the Los Angeles area. When on-line, go to your search engine and type in the words "Los Angeles" and "apartments."

UNIT MAINTENANCE

- **Do landlords have to spray (fumigate) every six months?**

No. Some landlords may do so as part of their general maintenance schedule, others may not.

- **If something breaks in a unit, who is responsible to fix it?**

The general rule is that if you broke it, you are required to fix it. If it wears out because of old age or normal use, the landlord should repair it.

- **What happens if a landlord doesn't follow through with repairs?**

If these were repairs that originated from a Housing Authority inspection, the Housing Authority automatically does a follow-up inspection within 30 days of the failed inspection to see if the repairs have been made. If the repairs are not made, the Housing Authority can

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – SECTION 8

stop making assistance payments to the landlord. If the landlord still refuses to make repairs, you can get a new voucher to locate a better unit.

- **What can we do if a landlord does not do what is supposed to be done?**

The first thing to do is to discuss the matter with the landlord. After that you may want to discuss the situation with one of several sources, your Section 8 Advisor, Legal Aid, or the Health and Safety Department. You can contact your Section 8 Advisor to see what might be the best approach.

LANDLORDS

- **What can the Housing Authority do to convince landlords to take Section 8 – I've lived in my unit for 10 years and he does want to take Section 8?**

- **My landlord needs to be educated – he refuses to read his handbook.**

We try to provide owners with as much information as we can about the program in the material we give you when you get a voucher. Your worker can talk with the owner to explain any concerns or problems. We offer owner orientation sessions several times a month for owners and try to do as much outreach as possible. But ultimately the choice is up to the owner.

- **Any plans for new incentives to get owners into program?**

Our most effective incentive is to pay the Housing Authority portion of the rent on time. The Housing Authority has worked with HUD to get the highest possible voucher payment standards available under current regulations. We have worked with the City of Los Angeles to create special classes of units under the Los Angeles rent control ordinance to benefit our Section 8 owners. We have an Owner Services unit that provides assistance to owners, gives owner orientations and publishes a monthly Owner Newsletter that tells owners how to work with Section 8.

- **Owners don't want to rent to Section 8 because of the regulations.**

Owners are not required to take Section 8. The program regulations have been changed over the years to make the program work more like unassisted housing and to eliminate some regulations. But some owners do not like the additional paperwork. Other owners do not like having initial and annual inspections of their units. Other owners feel they can get more money outside Section 8. Congress does not allow us to give any real incentives to owners except to insure that the Housing Authority portion of the rent gets paid on time.

- **I was in my unit for seven years, now the current landlord doesn't want Section 8 and the place is a dump – and I am being harassed. What can be done? What kind of hope is out there?**

Maintenance problems should be brought to the attention of your Section 8 Advisor. The Housing Authority can inspect the unit and require the landlord to make repairs. If the landlord is not willing to make repairs, you can get a new voucher to locate a different unit.

- **What can we do when management enters our room a lot?**

Landlords can enter a unit to inspect it, to make repairs, and if you are about to move or the owner is selling the building, to show the unit to prospective renters or buyers. State law requires the landlord to give you advance notice unless there is an emergency. You should

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – SECTION 8

Speak to your owner about these concerns. In extreme cases you may want to contact Legal Aid for assistance.

- **Ensure that all landlords signing up for Section 8 program know the rules regarding tenant & landlord responsibilities.**
We provide landlords with Section 8 information in your voucher packet and encourage them to read it. We speak with each new owner on the phone before the unit is inspected and answer any questions he may have about the program. We provide each owner with a monthly newsletter about various areas of the Section 8 program and their responsibilities. We offer owner orientation sessions several times a month so that they can ask us questions. Owners who are new to the program may have additional questions as time passes and your Section 8 Advisor is available to discuss with them any issues and concerns they may have.
- **Screening, scrutinizing, and terminating landlords who consistently abuse the program – just as is done with tenants.**
The Section 8 Administrative Plan and HUD regulations allow us to bar owners from the Section 8 program if they cause severe problems. Generally we prefer to educate owners about their responsibilities rather than bar them from Section 8, but in severe cases we have barred some owners from the program.
- **What are my rights to reside without a fear of daily eviction threats?**
Section 8 tenants have the same rights as nonsubsidized tenants. Rights are always balanced by responsibilities. We find that responsible tenants who pay rent on time, keep their units clean and follow the rules for the property do not often get threats of eviction. If you are doing all these things and are still being threatened, you might want to discuss matters with Legal Aid.

RENT & DEPOSITS

- **How are voucher holders supposed to be able to afford first and last months and security deposit?**
Saving money for a security deposit can be difficult. The family must save money on its own. That is one reason why we do not recommend moving from unit to unit unless you are having problems. We suggest that you discuss your concern with the landlord. Sometimes the landlord will lower the downpayment if he feels that you will be a good tenant. Sometimes the landlord will allow you to make installment payments toward a downpayment. Any such agreement should be in writing.
- **My rent was increased and I don't know why.**
You should speak with your Section 8 Advisor. Normally your rent will increase if your family income goes up. Also, if your rent and utility allowances are higher than the voucher payment standard and the owner raises the rent, you would have to pay the difference. Your Advisor would be able to tell you why your rent was raised.
- **How much warning does a landlord have to give if you are on a month-to-month if he wants to raise rent or evict?**
Due to Section 8 regulations, for a raise in rent the Section 8 landlord must give a 60-day notice to you and the Housing Authority. For evictions, the owner must follow State and

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – SECTION 8

local law. Depending on the circumstances, the landlord could give you a 3-day pay or quit notice if you did not pay your rent, a 30-day notice for other reasons, or a 90-day notice for no-cause eviction. Some special circumstances may require a longer notice period depending on whether or not the unit is covered by the Los Angeles Rent Stabilization Ordinance. For instance, if you are not covered by rent control and the owner wants to end participation in Section 8; the owner must give a 90-day notice. If you are covered by rent control, the owner cannot legally evict you because he no longer wants to participate in Section 8, he must have one of the 12 reasons allowed under rent control to evict.

- **If I move to a different part of town, will my rent be higher or lower?**

That depends on whether the rent is above or below the Voucher Payment Standard (VPS). If your new unit has a rent and utility allowance that is less than the voucher payment standard, you will pay 30 percent of your adjusted monthly income toward rent and utilities. But if the unit has a rent above the amount of the voucher payment standard, you would pay 30 percent of your adjusted monthly income plus any amount that is above the payment standard toward rent.

- **I got a notice from my landlord that he is requiring more money for me for the security deposit. Have not been able to get an explanation - my worker hung up on me.**

You should discuss the matter with your landlord. The notice should explain why the security deposit is being raised. A landlord can raise the security deposit when he increases the rent. The security deposit can never be more than two months rent for an unfurnished unit or three months rent for a furnished unit.

- **If someone is on a fixed income (SSI/Soc Security), rent needs to be lowered for people to afford it.**

An advantage of being on Section 8 is that your rent is based on the amount of income you have. Congress has determined that 30 percent of your adjusted monthly income is a reasonable amount to pay toward rent and utilities.

- **Can you do anything about the high fees to move into a unit – people can't afford them.**

The security deposit can never be more than two months rent for an unfurnished unit or three months rent for a furnished unit. How much a landlord asks depends on a lot of things: his experience with past renters who have damaged his unit or left with unpaid rent, whether or not he can afford to self-insure himself against possible damages and unpaid rent, whether he feels he needs to "discount" his unit because he is unable to get it rented and other factors. Congress decided several years ago that Section 8 should act more like the regular market place in which renters had to be responsible for damages and unpaid rent and the costs of security deposits.

ADMISSION-ELIGIBILITY-ONGOING

- **Can a self employed person qualify for Section 8?**

Yes, as long as the family does not have more income than is allowed by HUD.

- **What happens if your income decreases?**

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – SECTION 8

If you are in Section 8 you can ask your Section 8 Advisor for a reduction in rent. We call these “Interim Reexaminations.” You will have to verify the income for all members of your family. If your family income decreased from your last income on record, you would be eligible for a decrease in rent. Once this happens, however, you must report ALL changes in income immediately and your rent will be raised as soon as your income goes up.

- **If I live with my grandkids and they move out, will I lose my Section 8?**

If your name is on the voucher you would keep your Section 8. If your adult grandchild’s name was on the voucher, the voucher would follow him or her unless that person made you head of the household and gave up his or her Section 8.

- **Can I have another family member move in with me?**

You need the written approval of the Housing Authority to add a relative to your assisted family. That person’s income would be included in your family income, so you should expect the rent to go up. The Housing Authority can deny some people admission for various reasons, for example: if they owe money to the Housing Authority, if they had been recently evicted from assisted housing, if they had certain criminal records and other reasons. You also need the approval of the landlord. If the landlord will not allow the addition, you would have to move. If the additional person makes your family too large for the unit, you would have to locate a larger unit. If your landlord approves the additional person, he can increase the rent for the unit (but only up to 10 percent per person if the unit is covered by rent control).

- **When my sons get older and move out of the house – can I keep the same bedroom size voucher that I currently have?**

The Housing Authority must look at your family size and bedroom size each year. If your family size is too small, the bedroom size of your voucher must be lowered. You could stay in the same unit, but because the Housing Authority rent payments would be lowered, you would have to pay for the difference in rent to the owner.

- **If I get additional income and it gets too high, will I lose my Section 8?**

You would lose your Section 8 only if your income was so high that you were paying the full amount of rent to the owner. When that happens we must end the Section 8 Contract with the landlord after 180 days (6 months).

- **I’ve been on Section 8 for 8 months, will my aid decrease?**

Every 12 months you will have an annual reexamination of income that will determine your rent. Your rent is based on your income. So if your income increases, your rent will probably increase also.

- **Is it against policy for me to get a job?**

No. In fact we encourage people to look for work and become self-reliant. You might want to talk to a Family Self Sufficiency representative to see how we might be able to assist you with job training, education, language skills and job placement.

APPLICATIONS

- **Is Section 8 still taking applications?**

Yes. We are taking applications by phone at (213) 252-6199 and on-line at www.hacla.org.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – SECTION 8

- **Why do elderly have to wait 10 years to get Section 8 – by that time they will be dead.**
HUD requires that we serve people in the order in which they appear on our waiting list, not by their age. When there are hundreds of thousands of people needing assistance and not enough money provided to give that assistance, waiting lists get long. Section 8 assistance relies on how much money Congress and the president put in the budget for Section 8. There will be no money for additional vouchers this year.

UNIT-ACCEPTABLE

- **Can I rent a unit from my brother or sister?**
No. Not unless you are a person with a disability and can prove that your disability makes that specific unit necessary.
- **Why can't I rent from a relative?**
Congress forbids it.

HOMEOWNERSHIP

- **Are there any rent-to-own programs?**
Out Section 8 Homeownership Program is flexible, but we have no specific program for rent-to-own. Some property owners do, however. You can have a "lease purchase agreement" with an owner that gives you the opportunity to buy the home. You can take advantage of the Family Self Sufficiency program and the Section 8 Homeownership program to buy a home.
- **Many participants had questions concerning the Homeownership Program – specifically how can they join it and what are the requirements**
If you are receiving Section 8 assistance you can take advantage of the Section 8 Homeownership program. The first requirement, unless you are a senior or disabled, is to get into the Section 8 Family Self Sufficiency Program. For the Homeownership Program, at least one person in your family must have been continuously employed full time for one full year. After that, you will need enough money for a downpayment and to be able to afford paying a mortgage with Section 8 assistance. Your first step would be to contact a Section 8 Family Self Sufficiency representative and enroll in FSS.
- **I am already in the FSS program – how can I get a home?**
You should talk with your FSS representative about what will be needed. Unless you are a senior or a person with a disability, at least one person in your family must have been continuously employed full time for one full year. You will need to have saved enough money for a downpayment. Your FSS representative can discuss the requirements with you.
- **If I have a voucher and it is for a 2 bedroom, and I am buying a house, can I get a house with more than 2 bedrooms?**
Yes, but you will have a 2 bedroom voucher and the 2 bedroom payment standard to work with. You would have to be able to afford the mortgage for a three bedroom unit based on the 2 bedroom payment standard.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – SECTION 8

ADVISORS

- **There is little or no personal contact with the workers – little follow up with clients to help with problems.**

Our Section 8 Advisors attempt to provide as much assistance as they can in areas that are specific to the Section 8 program. The Advisors can also refer you to other agencies for assistance if they cannot provide assistance in specific areas. We try to train our staff to provide the best possible answers for you. We have recently reorganized our Section 8 staff so that Advisors will only deal with one program rather than several so that they will develop expertise in that program. We are currently working on further revising Section 8 staffing to a functional rather than a “caseworker” concept.

- **I got evicted because my advisor did not do what she was supposed to do. Now I have an eviction on my records. How can I get it removed?**

As the Housing Authority cannot give legal advice, we suggest that you discuss the matter with an attorney or Legal Aid.

- **I think this meeting is a wonderful idea. It will motivate tenants and landlords with good communication. My most concern is getting to know my worker and he/she to know me.**

Your Advisor is always available to assist you with Section 8 concerns. Advisors are not encouraged to take a special personal interest in families since they must administer the Section 8 program in an evenhanded manner. However, your Advisor should be able to assist you in whatever Section 8 concerns you may have.

- **When advisors have 500 cases, why doesn't the HACLA go to the high schools and get students to work for work experience and credits. It will help the tenants get service and help teens and stop youth crimes.**

The Housing Authority participates in youth employment programs sponsored by the City of Los Angeles. We also hire interns from local colleges to give them work experience.

INSPECTORS

- **Need better consistency with inspectors on inspection rules and regulations.**

The Housing Authority has weekly meetings for Senior Inspectors to provide proper training. Senior Inspectors also perform quality control inspections to make sure that our inspectors are performing their work properly. If you have a problem, please contact the Senior Inspector or your Advisor. The Housing Authority can conduct a quality control inspection, cite the problem, and, if necessary, re-train the inspector.

MOVING & PORTABILITY (& HOPE VI)

- **I got a letter from Section 8 telling me not to move if I don't have to. Why?**

The low vacancy rate in Los Angeles, higher rents and other factors have made locating a good unit more and more difficult for families. Currently only about 45 percent of applicant families are able to locate Section 8 housing after 6 months of search time. In addition, moving is expensive and the cost of a security deposit can cause financial problems for a family. All these things should be taken into consideration before moving.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – SECTION 8

- **If I want to move to Orange County – how can I do that? How long does it take?**
You want to “port-out” of Los Angeles to another city. You should speak with your Section 8 Advisor about this. You must have lived in your current Section 8 unit for a full year as you agreed to do in your lease. You will need a new voucher to look for another unit. At that time your Advisor can give you information about other housing authorities in the area. After that, you must locate a unit and the new housing authority will have to inspect it, so there is no easy way to tell you how much time it would take.
- **I used to live in Aliso Village – will I be able to get a unit there?**
Families who lived in Aliso Village and who were required to move will have the first opportunity to apply for new units at Aliso Village. Families on the general waiting list have the next opportunity. After that, the list will be open to the general public.

ASSISTANCE

- **What can we do if we are discriminated against?**
You can file a discrimination complaint either with HUD or through the State of California. This information is provided in all voucher packets. Your Advisor may be able to provide some assistance in completing the complaint.
- **If a tenant is displaced due to landlord’s bad faith, non-compliance of rules, etc...the Housing Authority should give the tenant some information and assistance regarding moving, security deposit return...**
Your Advisor should be able to give you much of the information you need. We also have a special unit, Tenant Empowerment Success Strategies, or TESS, that might be able to provide additional assistance. Security deposit refunds are controlled by State law, so the Advisor can only provide you with general information. You might have to file a small claims action against your landlord if he did not follow the law. The Housing Authority cannot assist you in legal claims. We can only refer you to Legal Aid.
- **The Housing Authority should provide assistance for tenants who are placed in emergency situations (flooded apartment...) to get temporary housing.**
The Housing Authority does not have funding for temporary housing due to flooded units. Your landlord might be able to assist you if he has other units available or he might be legally liable to provide assistance. You should contact Legal Aid for assistance.

MISCELLANEOUS

- **My annual review is usually in June – usually I would have received my packet by now, I have not – I don’t want to be late and it not be my fault.**
When you have concerns about matters such as this you should contact your Section 8 Advisor.
- **To what degree will you reduce the bureaucracy so that programs can operate more functionally than current?**
This question is often asked by Housing Authority employees. The Housing Authority tries to streamline its operations as best as possible and still meet Federal regulations. We train and reorganize staff whenever we discover a problem that we think can be eliminated or a situation that can be improved. We sometimes pay outside companies to conduct studies to

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN OUTREACH MEETINGS – SECTION 8

see how we can improve operations and try to implement their suggestions. Whatever we do, we will always be governed by regulations and any governmental program will have a certain degree of bureaucracy. We look forward to working with tenants, owners, and HUD to streamline and improve the Section 8 program.

Two written comments were submitted from local non-profit service providers concerning the Section 8 program.

- **Skid Row Housing Trust (SRHT) expressed their support of the Housing Authority's plan to project-base 2,500 tenant-based vouchers. SRHT believes that the use of vouchers for project-based purposes will help in addressing the current unmet need for additional housing for very-low income families in the city.**

The Housing Authority appreciates the support of Skid Row Housing Trust and looks forward towards opportunities to work together to provide affordable housing in the City of Los Angeles. The Housing Authority believes that by project basing a limited number of vouchers, it best maximizes its resources by providing additional opportunities to house very-low income households.

- **The other comment received was from SRO Housing Corporation who support the Housing Authority's proposal to allow self-sufficient Shelter Plus Care participants to transition to the tenant based Section 8 program upon recommendation of the service provider. SRO Housing did have a question concerning the definition of "local agency" as it relates to the Housing Authority providing assistance to families who are displaced due to eminent domain activity.**

The Housing Authority thanks the SRO Housing Corporation for their support in our efforts to maintain the safety net that housing provides for those families who, while no longer needing the supportive services, are still eligible and in need of housing assistance.

The Housing Authority will work with a local non-profit agency to provide housing opportunities for eligible families, if that agency is working as an agent of and/or under an agreement with a local government agency or school district exercising its power of eminent domain. Non-profit agencies on their own do not hold eminent domain power.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN - PUBLIC HEARING

PUBLIC HEARING COMMENTS

- **No on-site manager at my building, no one to assist, no emergency contact...**
If there is no site manager, your owner should have posted a phone contact number in the common area or provided you with a means to contact him. If these are not available, you may call your Section 8 Advisor.
- **How do I port out?**
You must have lived in your Section 8 unit for at least one year. At the end of the year you should contact your Section 8 Advisor and request a voucher to move. The Advisor will explain what you will need to do in order to port out and can give you a list of other housing authorities in Southern California and contact names and phone numbers.
- **How can I do homeownership?**
Ask to speak to a Family Self Sufficiency (FSS) Advisor. To participate in the Section 8 Homeownership Program you must be a participating FSS member or a person who is a senior or disabled.
- **Why do we keep the wait list open? Give people false hope.**
The Housing Authority's waiting list offers persons with very low income the opportunity to register for a place on the list. As people register onto the list they are told of the length of time that it may take for their number to be called. Everyone has to wait the same length of time. Keep the list open is truthful to the community at large. Having a list as long as we do is a true indication to the Housing Authority, the City of Los Angeles, and to HUD as to the severe need for assisted housing.
- **Read that over \$1 billion was returned to HUD, how could that go unused given housing crisis?**
This may be the amount of budget authority that Congress will retrieve nationwide, not from the Housing Authority of the City of Los Angeles. The amount of the retrieval is still in doubt because of changes Congress made last year in how vouchers are funded. Even if correct, it would amount to less than 4 percent of budgeted authority unused. In fact, HUD faced a shortfall of 250 million dollars in its operating fund and as a result the operating funds to housing authorities have been reduced to 93 percent of what is needed. Budget authority is unused for many purposes. In Section 8, budget authority can be lost because high rents and tight rental markets prevent families from finding owners who will accept Section 8.
- **What can HACLA do to help people with bad credit report – lost units because of it and I had to relook and then my voucher ran out.**
You can try working with our Tenant Empowerment Success Strategies (TESS) unit. They may be able to provide you with additional assistance in finding a unit. Meanwhile, you should investigate your credit report and try to repair your bad credit standing. If you have been paying your rent on time, you might consider providing proof of that to landlords when you search for a unit and to explain up front why your credit report is poor.
- **People who have kids should teach them how to take care of properties.**
We agree. Some of the problems Section 8 faces are caused by families who do not abide by the rules of the property, families who do not pay their rent on time and families who

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN - PUBLIC HEARING

damage the rental unit. These families, although they represent a small portion of families on Section 8, give owners a bad impression of Section 8 and make them less willing to participate in the program.

- **Managers do not care about our problems at the units.**

This may be true in some cases. Depending on the problem, your Section 8 Advisor may be able to help or to refer you to the appropriate agency for assistance. For example, if the problem is with the condition of the unit, we can schedule an inspection and require the owner to make repairs.

- **Why not do a class for renters to teach them what is expected.**

In addition to providing every family with a Statement of Family Obligations, we currently provide newsletters to our Section 8 families to explain how Section 8 works and what their obligations are. During the last year we provided classes in housekeeping and maintaining your rental unit. Our Tenant Empowerment and Success Strategies (TESS) unit is working on additional material to provide our Section 8 renters.

- **My nephew cannot continue on Section 8 – he is handicapped, and his voucher expired, he needs the housing, he needs you help...**

If he is a person with a disability, he can ask for a reasonable accommodation to extend the term of his voucher. He will need medical verification of his disability. Any Advisor or Eligibility Interviewer can provide him with a form to take to his medical provider.

- **At Estrada Courts, we need more staff. The Housing Authority needs more staff for security, to pick up trash, and clean graffiti. We also need to new security screen to be corrected so the gap is filled.**

Unfortunately, given the current funding level from the federal government, it is unlikely that the Housing Authority will be able to hire additional staff. In fact, the Housing Authority is facing potential reductions in funding levels and restrictions in how it can use funds earned so far. Because of this, it is that much more important for the Housing Authority, resident leaders, and residents to work more closely in preserving the integrity of our housing communities.

- **Due to my medical conditions I need air conditioning. I was told that I could not put one in. I would like to know how I can transfer to a senior building.**

Due to different design issues at the sites, not all units can accommodate installation of window air conditioning units. If there is a medical need for such features, the resident needs to submit a reasonable accommodation request to the manager of the site. Transfers may be granted to accommodate a medical need. Any accommodation request needs to be verified.

- **I want to know why my rent went up \$31 when my Social Security Income only increased by \$7.**

This is a question that the manager for your site can explain. Please visit your management office and have them explain to you how your rent was calculated.

- **A resident leader from Nickerson Gardens asks if the Housing Authority will enforce and follow-up with the tickets that they Block Captain program has issued to other residents.**

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2004 AGENCY PLAN - PUBLIC HEARING

The Housing Authority is supportive of the efforts of the Block Captain program in the developments. Resident participation and adherence to the lease are necessary to maintain our housing communities. The Assistant Executive Director will follow-up with this request to ensure that the efforts of the Block Captains is not wasted and that lease violations are dealt with appropriately.

- **There were two comments from San Fernando Gardens concerning the block captain program. One comment questioned the residency status of a block captain and the other about the block captain program not working with the Resident Advisory Board at their site.**

The Housing Authority is not clear as to the allegations being made by the speakers. To appropriately address their concerns, the speakers need to contact the Assistant Executive Director, Lucille Loyce and the Executive Director, Donald Smith, to whom their questions were directed.

MEMBERSHIP OF RESIDENT ADVISORY BOARD

For the development of the 2004 Agency Plan, two Resident Advisory Boards were created, one for public housing residents and another for Section 8 participants.

For the Section 8 RAB, membership was open to all Section 8 participants. Notification of the formation of the RAB was included in the newsletter sent to each Section 8 participant. One hundred ninety-nine (199) Section 8 participants attended one of the seven regional meetings. Due to the geographic size of the area served by the Housing Authority's Section 8 programs, regional meetings are the most effective means to provide RAB members the opportunity to learn about the Agency and Administrative Plans, the role of the RAB, and to give input into how the HACLA administers the program and opinions on potential significant changes. Due to privacy issues, the actual names of the Section 8 RAB members will not be listed here.

The duly elected Resident Advisory Councils or Resident Management Corporations selected representatives from the family sites for each development. The following organizations were invited to participate on the Resident Advisory Board:

- Avalon Gardens Resident Advisory Council
- Dana Strand Village Resident Advisory Council
- Estrada Courts Resident Management Corporation
- Hacienda Village Resident Management Corporation
- Imperial Courts Resident Advisory Council
- Independent Square, Resident Advisory Council
- Jordan Downs Resident Management Corporation
- Mar Vista Gardens Resident Management Corporation
- Nickerson Gardens Resident Management Corporation
- Pico Gardens-Aliso Extension Resident Advisory Council
- Pueblo Del Rio Resident Management Corporation
- Ramona Gardens Resident Advisory Council
- Rancho San Pedro Resident Advisory Council
- Rose Hill Courts Resident Advisory Council
- San Fernando Gardens Resident Advisory Council
- William Mead Homes Resident Advisory Council

In addition, the HACLA held meetings at each site prior to provide residents the opportunity to learn about the Agency Plan and to give input on its contents.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

RESIDENT MEMBERSHIP ON THE PHA GOVERNING BOARD

- The Board of Commissioners for the Housing Authority of the City of Los Angeles consists of seven members, two of which are required to be current residents. Of the two resident commissioners, one must be over 62 years of age.
- Resident commissioners are appointed for a term of no more than two years and there is no limit to the number of terms that a resident may be appointed.
- Resident commissioners are appointed by the Mayor of the City of Los Angeles, subject to confirmation by the City Council of the City of Los Angeles.
- Recommendations for appointments are provided to the Mayor's Office by HACLA staff, City Councilpersons, and other sources.
- The resident commissioners are as follows:
 - Maria Del Angel, Estrada Courts
 - Lovie Jackson, Independent Square

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

PROGRESS IN MEETING THE 5-YEAR PLAN MISSIONS AND GOALS

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

- **Goal 1: Expand the supply of assisted housing**

HACLA Actions

- The Housing Authority has applied for and received additional vouchers, such as the Fair Share program.
- The Housing Authority has applied for and received Hope VI funds to rebuild Aliso Village and hopes to expand the use of such funds to rebuild Dana Strand Village and other developments.
- The Housing Authority has been able to leverage private funding using Hope VI funds.
- The Housing Authority has created an Asset Development department which is developing a business plan to be used to increase the supply of decent, safe, and sanitary housing with deep targeting for low income residents.

- **Goal 2: Improve the quality of assisted housing.**

HACLA Actions

- The Housing Authority is identifying and implementing systems that will prepare it for the upcoming PHAS process including physical inspections and the customer satisfaction survey.
- The Housing Authority continues to utilize capital funds to conduct modernization work on developments.
- The Housing Authority is in the process of identifying systems to address and improve existing Section 8 delivery systems in order to achieve a SEMAP score of 90%.
- The Housing Authority continues to reorganize its departments and work to more effectively and efficiently utilize capital funds to improve the quality of housing units and the appearance of the developments.

- **Goal 3: Increase assisted housing choices.**

HACLA Actions

- The Housing Authority continues to study the feasibility of adjustments to voucher standards, homeownership programs, site-based waiting lists, and conversion to vouchers in effort to maximize its housing stock and to improve the supply of low-income units to residents.

Strategic Goal: Improve community quality of life and economic vitality

- **Goal 1: Provide an improved living environment**

HACLA Action

- The Housing Authority regularly monitors the income level of each development.
- The Housing Authority has been fully engaged in providing job training and other support services to improve the income of residents from within the public housing communities.
- The Housing Authority continues to demonstrate a commitment to find a proper income mix through providing programs to residents, such as Jobs Plus and welfare-to-Work.
- The Housing Authority is assessing community design improvements through targeted interventions at certain sites and identifying alternative approaches to public safety.

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

- **Goal 1: Promote self-sufficiency and asset development of assisted households.**

HACLA Action

- Through the work of the Resident Relations Department, the Housing Authority continues to provide residents with a variety of programs and support services to promote self-sufficiency. Programs and services offered to residents include: job readiness; job training, GED completion, computer literacy, family counseling, after-school programs, and health services.
- The Housing Authority will continue to expand such services pending the availability of financial resources and physical space.
- The Housing Authority was the first public housing authority to be awarded a Welfare-to-Work grant from the U.S. Department of Labor.
- The Housing Authority continues to operate a Family Self-Sufficiency Program for Section 8 participants.

Strategic Goal: Ensure equal opportunity in housing for all Americans

- **Goal 1: Ensure equal opportunity and affirmatively further fair housing.**

HACLA Action

- The Housing Authority continues to take seriously the issue of fair housing in its administration of all housing programs.
- The Housing Authority is subject to the monitoring of an independent public accountant to insure that fair housing efforts continue to be implemented.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

HOMEOWNERSHIP CAPACITY STATEMENT

In accordance with 24 CFR 982.625, "Homeownership Option: General", the Housing Authority requires that financing for purchase of a home under its Section 8 homeownership program either be FHA-insured or comply with secondary mortgage market underwriting requirements or comply with generally accepted private sector underwriting standards. [Section 8 Administrative Plan, Section 20.3.1, *Financing for Purchase*]

The Housing Authority has a proven capacity to administer homeownership programs for low-income families. The Housing Authority has assisted 162 public housing residents and Section 8 participants in achieving homeownership.

With counseling and assistance provided by the Housing Authority, 83 families from Aliso Village utilized Hope VI relocation funds along with personal savings to purchase a first home. At Dana Strand, 35 families used relocation funds to purchase their first home.

The Housing Authority has been successful in assisting participants of the Section 8 Family Self-Sufficiency program in achieving homeownership. Of the 166 graduates, 31 have utilized their individual escrow accounts to cover the down payment of their own home. Ninety-nine current Family Self-Sufficiency participants have escrow accounts between \$3,000 and \$5,000. One hundred sixty-five have escrow accounts between \$5,000 and \$10,000. One hundred sixteen have escrow accounts over \$10,000.

In each type of homeownership program, residents are responsible for providing a portion of the down payment either through individual savings or through participation in an escrow account.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

Significant Changes to the Agency Plan

As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define what is a substantial change to the Agency Plan. If a proposed change to the Agency Plan is considered a substantial change it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed, and approval by the Housing Authority Board of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be:

- Changes to tenant/resident admissions policies;
- Changes to the Section 8 termination policy;
- Changes to the tenant/resident screening policy;
- Changes to public housing rent policies;
- Changes to the organization of the waiting list;
- Change in the use of replacement reserve funds under the Capital Fund;
- Change in regard to demolition, disposition, designation, or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Add to Agency Plan Attachment 18-8

Intention to Project Base Vouchers Statement

The Housing Authority, subject to approval by its Board of Commissioners, will project base up to 2,500 tenant-based vouchers over the next five years.

The location of project based assistance will be consistent with the goals of deconcentrating poverty and expanding housing and economic opportunities in accordance with HUD regulations and HUD guidance.

Project-basing is consistent with the Housing Authority's Agency Plan and its stated goals to increase the availability of decent, safe and affordable housing, to increase housing choices, and to improve community quality of life and economic vitality, and is also consistent with the Housing Authority's strategies for addressing needs. Project basing is being pursued to augment the utilization of vouchers in the current Los Angeles housing market which has been characterized by low vacancy rates, a history of spiking rents, the reluctance of owners to participate in the tenant-based Housing Choice Voucher Program, and the lack of production of affordable housing units.

The Housing Authority reserves the right to request HUD waivers of project basing requirements as may be needed to increase the availability of decent, safe and affordable housing and to expand housing and economic opportunities within its jurisdiction.

The HACLA has selected a developer to redevelop the Dana Strand public housing site into a mixed-finance community. The developer is a joint venture of two non-profit housing development entities. Dana Strand, located at 401 Hawaiian Ave in Wilmington, currently consists of 384 units. Relocation is underway and demolition will begin in summer 2003. Current plans call for the construction of 411 replacement units at the Dana site. The project is located in census tract 2949.00 and has a poverty rate of 41.17 percent. Supportive services will be provided to residents of the complex.

In addition to approximately 100 Section 202 housing units, the plan is to construct approximately 235 low income multifamily housing units using a combination of low income tax credits (or bond financing) and public housing / HOPE VI funding. 90 of the 235 multifamily units are expected to be public housing units. 76 homes will be constructed and sold as affordable housing. The HACLA may project base a portion of the 145 multifamily units that are not public housing units depending on available financing and the ability to obtain any HUD waivers that may be required.

In addition, subject to obtaining a HUD waiver of competitive selection of owner proposals (24 CFR 983.51) and subject to the approval of its Board of Commissioners and its waiver of Section 17.2, *Method of Selecting Owners*, of its Section 8 Administrative Plan, the HACLA may waive its normal Request for Proposals procedure and offer project based assistance to entities that have successfully competed for funding under the State of California's Multifamily Housing Program (Proposition 46 bond funds) or for funding provided through the City of Los Angeles Affordable Housing Trust Fund.

To further the strategies of the City of Los Angeles Consolidated Plan, the HACLA will seek any HUD waivers that may be required during any acquisition, construction or rehabilitation process to enable it to seek, acquire and select for project based assistance other units and buildings located in low poverty census tracts or in established Federal Empowerment, Enterprise or Renewal Community zones, Brownfield Renewal zones, California Enterprise zones, City of Los Angeles Community Redevelopment or Revitalization Areas and Earthquake Disaster Assistance Projects, or in other areas described in other affordable or low income housing initiatives. If not considered existing units, the HACLA will comply with HUD regulations concerning new construction or rehabilitation of the units.

In furtherance of Federal, State and local homeless initiatives, the HACLA may target one or more competitive rounds of offers of project based assistance to non-profit, community based, and other organizations with the intention of substituting in the future other forms of housing assistance (such as Shelter Plus Care grants under the project, sponsor or moderate rehabilitation components) as may be awarded to such organizations on the basis of an additional HUD or PHA competitive process for the same properties.

04AP\PBA6-20-03