OMB Approval No: 2577-0226
(exp. 02/28/2006)

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

PHA Plans

Annual Plan for Fiscal Year 2004

Standard Plan

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

PHA Plan
Agency Identification

PHA Name: Housing Authority of the City of Sacramento

PHA Number: CA005

PHA Fiscal Year Beginning: (mm/yyyy) 01/2004

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

- Resident Advisory Board Meetings
- Housing Choice Voucher (HCV) Office
- Public Housing Intake and Eligibility Office

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

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

form **HUD 50075** (03/2003)

Annual PHA Plan
PHA Fiscal Year 2004
[24 CFR Part 903.7]

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

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

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

- N/A (Optional Requirement)

iii. Annual Plan Table of Contents
[24 CFR Part 903.7 9 (r)]
Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection

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Attachments

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

Required Attachments:

☒ A. Admissions Policy for Deconcentration (integrated into text of Annual Plan) 56
☒ B. FY 2004 Capital Fund Program Annual Statement (ca005a01)
☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
C. Brief Statement of Progress in Meeting 5 Year Plan Mission and Goals 56
D. Description of the PHA's Pet Policy 57
E. Resident Advisory Board Members 57
F. Resident Advisory Board Recommendations 58
G. Resident Membership of the PHA Governing Board 61

Optional Attachments:

☒ H. PHA Management Organizational Chart (ca005b01)
☐ FY 2004 Capital Fund Program 5 Year Action Plan
☐ Public Housing Drug Elimination Program (PHDEP) Plan
☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) See Attachment K mentioned above
☒ Other (List below, providing each attachment name)

I. Assessment of Demographic Changes with Site-based Waiting Lists 61
J. Section 8 PHA Project-Based Vouchers 61
K. Section 8 Homeownership Program Capacity Statement 62
L. Community Service and Self-Sufficiency Requirement 62

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation), included in A & O Policy	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures	Annual Plan: Grievance

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	☒ check here if included in the public housing A & O Policy	Procedures
X	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Pet Policy	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Non-Elderly Income <= 30% of AMI	14157	5	5	5	5	5	5
Non-Elderly Income >30% but <=50% of AMI	9096	5	5	5	5	5	5
Non-Elderly Income >50% but <80% of AMI	6188	3	3	3	3	3	3
Non-Elderly Subtotal	29441						
Elderly Income <= 30% of AMI	2793	5	5	5	5	5	5
Elderly Income >30% but <=50% of AMI	1666	5	5	5	5	5	5
Elderly Income >50% but <80% of AMI	895	3	3	3	3	3	3
Elderly Subtotal	5354						
Total Elderly and Non Elderly Income <= 30% of AMI	16950	5	5	5	5	5	5
Total Elderly and Non Elderly Income >30% but <=50% of AMI	10762	5	5	5	5	5	5

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Total Elderly and Non Elderly Income >50% but <80% of AMI	7083	3	3	3	3	3	3
Grand Total	34795						
Families with Disabilities	84,630 persons	5	5	5	5	5	5
Black Non—Hispanic Households Race/Ethnicity	10,032	4	4	4	4	4	4
Hispanic Race/Ethnicity	9266	4	4	4	4	4	4
White Non-Hispanic Households Race/Ethnicity	10592						
Other households (total households minus white, black and Hispanic households.	4905	4	4	4	4	4	4

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

☒ Consolidated Plan of the Jurisdiction/s
Indicate year:
2003-2007(housing needs by income) Resubmitted figures are as per the revised Consolidate Plan effective September 2003, updated to reflect 2003 CHAS data.

U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
(housing needs by race/ethnicity)

☐ 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

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

Housing Needs of Families on the Waiting List *As of 7/1/03*			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	8,484		
Extremely low income <=30% AMI	7,413	87%	
Very low income (>30% but <=50% AMI)	979	12%	
Low income (>50% but <80% AMI)	92	1%	
Families with children	2,443	29%	
Elderly families	752	9%	
Families with Disabilities	2,465	29%	
Ethnicity Hispanic (as of 12/28/03)	1408	17%	
Race/ethnicity-White	3,288	39%	
Race/ethnicity-Black	4,047	48%	
Race/ethnicity-Native American	262	3%	
Race/ethnicity-Asian	887	10%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	3,613	43%	
2 BR	2,673	31%	
3 BR	1,617	19%	
4 BR	425	5%	
5 BR	138	2%	

Housing Needs of Families on the Waiting List *As of 7/1/03*			
5+ BR	18	0%	

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

If yes:

How long has it been closed (# of months)?

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

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

Housing Needs of Families on the Waiting List
As of 7/1/03

Waiting list type: (select one)

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

	# of families	% of total families	Annual Turnover
Waiting list total	5,419		
Extremely low income <=30% AMI	4,444	82%	
Very low income (>30% but <=50% AMI)	921	17%	
Low income (>50% but <80% AMI)	54	1%	
Families with children	1,404	26%	
Ethnicity Hispanic (as of 12/28/03)	728	13%	
Elderly families	488	9%	
Families with Disabilities	1,301	24%	
Race/ethnicity-White	2,168	40%	
Race/ethnicity-Black	2,547	47%	
Race/ethnicity-Native American	162	3%	

Housing Needs of Families on the Waiting List *As of 7/1/03*			
Race/ethnicity-Asian	542	10%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
☒ Reduce turnover time for vacated public housing units
☒ Reduce time to renovate public housing units
☐ Seek replacement of public housing units lost to the inventory through mixed finance development
☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

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

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

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

- Web-based owner outreach including current rental listings

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

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

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

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

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

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

Need: Specific Family Types: The Elderly

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

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

Need: Specific Family Types: Families with Disabilities

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

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

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

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

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

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

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2004 grants)**		
a) Public Housing Operating Fund	$4,787,434 *(Estimated)*	
b) Public Housing Capital Fund 2003 Capital Fund—Pending Application 2004 Capital Fund—Pending Application	 $2,170,420 $2,170,420	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	$39,442,903	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
g) Resident Opportunity and Self-Sufficiency Grants	***1.) Neighborhood Networks - $ 100,000*** ***2.) Resident Svcs. Delivery Model - Family - $500,000*** ***3.) Homeownership Supportive Services - $500,000***	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
1.) 2003 Service Coordinator (pending application) ***2.) Mod Rehab - HCV*** ***3.) Shelter Plus Care - HCV*** ***4.) 2003 City Capital Fund - Pending Application*** ***5.) 2004 City Capital Fund - Pending Application***	***1.) $ 205,581*** ***2.) $ 134,049*** ***3.) $ 59,856*** ***4.) $2,170,420*** ***5.) $1,030,950***	***1.) Resident Services*** ***2.) Housing*** ***3.) Housing*** ***4.) Public Housing Capital Improvements*** ***5.) Public Housing Capital Improvements***
2. Prior Year Federal Grants (unobligated funds only) (list below)		
1.) Resident Opportunity Self Sufficiency Grants (2002 Service Coordinator) ***2.) 2001 City Capital Fund*** ***3.) 2002 City Capital Fund***	***1.) $ 201,550*** 2.) ***$1,500,000*** 3.) ***$1,142,000***	***1.) Resident Services*** ***2.) Public Housing Capital Improvements*** ***3.) Public Housing Capital Improvements***
3. Public Housing Dwelling Rental Income		
Enterprise Funds	***$672,310***	***Public Housing Operations***
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	$56,787,893	

form **HUD 50075** (03/2003)

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

☒ Other: (describe)

- At full application

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

☒ Criminal or Drug-related activity

☒ Rental history

☒ Housekeeping

☒ Other (describe)

- Overall Suitability
- Bad Debt
- Credit History

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

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

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

(2)Waiting List Organization

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

☒ Community-wide list

☐ Sub-jurisdictional lists

☒ Site-based waiting lists

☐ Other (describe)

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

☐ PHA main administrative office

☒ PHA development site management office
☒ Other (list below)

- Public Housing Intake and Eligibility Office
  701 12th Street, Sacramento
- Over the telephone as a reasonable accommodation
- Via US mail as a reasonable accommodation

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?
   - One or more
2. ☒ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
   If yes, how many lists?
   - One or more
3. ☒ Yes ☐ No: May families be on more than one list simultaneously
   If yes, how many lists?
   - As many as they are eligible for and choose to select
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

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

- Public Housing Intake and Eligibility Office
  701 12th Street, Sacramento
- Over the telephone as a reasonable accommodation

Note: The revised designated housing plan for elderly and disabled families will be submitted along with a site-based waiting list plan after further consultation with residents, community advocates, and other interested parties. The PHA will fully consider FHEO comments and suggestions prior to final submission.

(3) Assignment

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

☐ One
☒ Two
☐ Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

- To be closer to employment or childcare

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)

- Residency in City or County (or employed in Sacramento City/County)

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

4 Date and Time

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

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

- Residency in City or County (or employed in Sacramento City/County)

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

(5) Occupancy

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

☒ The PHA's Admissions and (Continued) Occupancy policy
☒ PHA briefing seminars or written materials

☒ Other source (list)

- Leasing documentation
- Recertification documentation
- Resident Handbook

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

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

(6) Deconcentration and Income Mixing

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

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

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

☐ Adoption of site based waiting lists
If selected, list targeted developments below:
☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
☐ Other (list policies and developments targeted below)

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

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

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

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

☒ Not applicable: results of analysis did not indicate a need for such efforts

☐ List (any applicable) developments below:

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

☒ Not applicable: results of analysis did not indicate a need for such efforts

☐ List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

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

☒ Criminal or drug-related activity only to the extent required by law or regulation

☐ Criminal and drug-related activity, more extensively than required by law or regulation

☒ More general screening than criminal and drug-related activity (list factors below)

- Any money owed to the PHA

☐ Other (list below)

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

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

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

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

☐ Criminal or drug-related activity

☒ Other (describe below)

- The family's current and prior address, if known.
- The name and address, if known, of the landlord at the current and prior address.

(2) Waiting List Organization

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

☒ None

☐ Federal public housing

☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

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

☐ PHA main administrative office
☒ Other (list below)

- HCV Office
  701 12th Street, Sacramento
- Via the US mail as a reasonable accommodation

(3) Search Time

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

If yes, state circumstances below:

- Currently, every voucher holder receives up to 180 days to search for a unit as the HA has additional vouchers and due to a tight rental market. As the number of unused vouchers decreases, families will be given extensions beyond the initial 60 day period only when they can show that there were reasons beyond their control which affected their ability to locate a unit.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

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

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

- Residency in City or County (or employed in Sacramento City/County)
- Families with disabled family members

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.

4 Date and Time

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

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

☒ Other preference(s) (list below)
1 Residency
2 Families with a disabled family member

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
☒ Date and time of application
☐ Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
☒ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
☒ The Section 8 Administrative Plan
☒ Briefing sessions and written materials
☐ Other (list below)
b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
☒ Through published notices
☒ Other (list below) Additional contacts may include:

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

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

☐ $0

☐ $1-$25

☒ $26-$50

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

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

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

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

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

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

- A family may choose to pay the flat rent, which can be less than 30% of adjusted income.
- Minimum rent may be less than 30% of adjusted income.

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

☐ For the earned income of a previously unemployed household member

☒ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
☒ For household heads
☒ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

☐ Never
☐ At family option
☒ Any time the family experiences an income increase

☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)

☒ Other (list below)

- Any time the family experiences an income decrease.
- Whenever there is a change in family composition.
- Whenever a person with income joins the household.

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

(2) Flat Rents

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

☒ The section 8 rent reasonableness study of comparable housing

☐ Survey of rents listed in local newspaper

☒ Survey of similar unassisted units in the neighborhood

☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

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

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

☐ At or above 90% but below100% of FMR

☐ 100% of FMR

☒ Above 100% but at or below 110% of FMR

☐ Above 110% of FMR (if HUD approved; describe circumstances below)

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

☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket
☐ Other (list below)

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

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

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

☒ Annually
☐ Other (list below)

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

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

(2) Minimum Rent

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

☒ $0
☐ $1-$25
☐ $26-$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2083	400
Section 8 Vouchers	5192	779
Section 8 Certificates		
Section 8 Mod Rehab	27	4
Special Purpose Section 8 Certificates/Vouchers (list individually)	269 Project Based Certificates 100 Family Unification 8 Homeownership *(53 FSS participants are disbursed throughout all the above Voucher & Special Purpose programs)*	40 15 1 *(8)*
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

- Admissions and Continued Occupancy Policy
- Schedule of Fees and Charges
- Housing Maintenance Procedure Manual
- Housing Management Procedure
- Grievance Procedure

(2) Section 8 Management: (list below)

- Housing Choice Voucher Plan Administrative Plan
- Schedule of Fees and Charges

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

- Public Housing Intake and Eligibility Office
  701 12th Street
  Sacramento, CA 95814

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

☐ PHA main administrative office
☒ Other (list below)

- HCV Office
  701 12th Street
  Sacramento, CA 95814

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (ca005b04)

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☐ Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Franklin Villa-24 El Limon Ct. #4 #1 1b. Development (project) number: CA30P005040
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☒ Planned application ☐
4. Date application approved, submitted, or planned for submission: (09/06/2003)
5. Number of units affected: 1 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 08/2003 b. Projected end date of activity: 04/2004

Demolition/Disposition Activity Description
1a. Development name: Franklin Villa 7312 Franklin Blvd. #1, 4052 Weymouth Lane and 4225 Weymouth Lane 1b. Development (project) number: CA30P005040
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: (09/06/2004)
5. Number of units affected: 3 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/2004 b. Projected end date of activity: 12/2006

Demolition/Disposition Activity Description
1a. Development name: Alkali Flats 1b. Development (project) number: CA30P005022
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: (09/06/2004)
5. Number of units affected: 16 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 05/2004 b. Projected end date of activity: 12/2006

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Big Trees 1b. Development (project) number: 5010
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☒
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (23/05/04)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 29 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Capitol Terrace 1b. Development (project) number: 5007
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☒ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (23/05/04)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 84 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Colonial Heights 1b. Development (project) number: 5014
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☒
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (23/05/03)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 80 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

form **HUD 50075** (03/2003)

Designation of Public Housing Activity Description
1a. Development name: Comstock 1b. Development (project) number: 5008
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (23/05/04)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 80 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Gibson Oaks 1b. Development (project) number: 5015
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☒
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (23/05/03)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 80 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

form **HUD 50075** (03/2003)

Designation of Public Housing Activity Description
1a. Development name: Gran Casa Linda 1b. Development (project) number: 5018
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☒ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (23/05/04)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 40 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Lincoln Manor 1b. Development (project) number: 5012
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (23/05/04)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan? 6. Number of units affected: 18 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

form **HUD 50075** (03/2003)

Designation of Public Housing Activity Description
1a. Development name: Pine Knoll 1b. Development (project) number: 5017
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (23/05/04)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 30 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Riverview Apartments 1b. Development (project) number: 5016
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (23/05/03)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 108 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

form **HUD 50075** (03/2003)

Designation of Public Housing Activity Description
1a. Development name: Sherman Oaks 1b. Development (project) number: 5011
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☒
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (23/05/04)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 32 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Sierra Vista 1b. Development (project) number: 5006
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☒
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (23/05/04)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 78 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

form **HUD 50075** (03/2003)

Designation of Public Housing Activity Description
1a. Development name: Sutterview 1b. Development (project) number: 5005
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (23/05/04)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 77 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Washington Plaza 1b. Development (project) number: 5009
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☒
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (23/05/04)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 76 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: William Land Villa 1b. Development (project) number: 5013
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (23/05/04)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 28 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Note: The submission of the proposed designation for elderly and disabled families was voluntarily withdrawn by the PHA and has not yet been resubmitted. The PHA acknowledges that approval of this Action Plan does not constitute approval of proposed designations contained in the plan. The PHA will resubmit and elderly and disabled designation plan along with a site-based waiting list plan after further consultation with residents, community advocates, and interested parties.

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: City Scattered Sites (2 Units) 1b. Development (project) number: CA30P005002
1a. Development name: City Scattered Sites (75 Units) 1b. Development (project) number: CA30P005019
1a. Development name: Substantial Rehab-River Oaks (35 Units) 1b. Development (project) number: CA30P005020
1a. Development name: Substantial Rehab (30 Units) 1b. Development (project) number: CA30P005021
1a. Development name: City Minor Rehab (33 Units) 1b. Development (project) number: CA30P005025
1a. Development name: City Minor Rehab-Dos Rios (33 Units) 1b. Development (project) number: CA30P005035
1a. Development name: City Minor Rehab-Scattered Sites (7 Units) 1b. Development (project) number: CA30P005040
2. Federal Program authority: ☐ HOPE I ☒ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☒ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 12/30/1996
5. Number of units affected: 215 6. Coverage of action: (select one) ☒ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

- Partner with programs funded by the City and/or County that promote FSS.

B. Services and programs offered to residents and participants

(1) General

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Senior Nutrition Program	150 per day	Sign-up	On-site	Both
Telecare	35 per day	Referrals	By Telephone	Public Housing
Janitorial Apprenticeship Program	8 per day	Interview	Resident must provide transportation	Public Housing
Painter Apprenticeship Program	8 per day	Interview	Resident must provide	Public Housing

			transportation	
ROSS	100 per month	Sign-up	On-Site	Public Housing
Senior Companion Program	20 per year	Sign-up	On-Site	Public Housing
City of Sacramento Parks and Recreation	120 per year	Sign up	On-Site	Public Housing
Nan McKay Learning for Life Initiative	20 per year	Sign up	On-Site	Public Housing/HCVP
Seavey Circle Panthers	16 per day	Drop in	On-Site	Public Housing
River Oaks Media/Computer Lab	16 per day	Drop in	On-Site	Public Housing
Shuttle Service	35 per week	first-come/first-served	On-site	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2004 Estimate)	Actual Number of Participants (As of: 25/06/03)
Public Housing	N/A	19
Section 8	19	55

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

C. Welfare Benefit Reductions

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

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

☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
☐ Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

- New Helvetia
- River Oaks
- Sherman Oaks
- Lincoln Manor
- 480 Redwood
- 1318 E Street
- Portsmouth

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

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

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

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

- New Helvetia
- River Oaks
- Sherman Oaks
- Lincoln Manor
- 480 Redwood
- 1318 E Street
- Portsmouth

C. Coordination between PHA and the police

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

☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☒ Police provide crime data to housing authority staff for analysis and action
☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☒ Police regularly testify in and otherwise support eviction cases

☒ Police regularly meet with the PHA management and residents
☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☐ Other activities (list below)

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

- Rancho Cordova
- New Helvetia
- River Oaks

D. Additional information as required by PHDEP/PHDEP Plan

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

☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☐ Yes ☒ No: Has the PHA included the PHDEP Plan for FY 2004 in this PHA Plan?
☐ Yes ☒ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

- Refer to attachment ca005c04

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

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

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

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

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

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

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

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☐ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

City of Sacramento	see Attachment ca005d04
County of Sacramento	see Attachment ca005d04

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

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

☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- Project-Based Assistance: Designates 20% of the vouchers to be used where there is a 10 year contract with the PHA to accept voucher-eligible tenants.
- Revolving Loan Fund for Security Deposits: $200,000 of Section 8 Reserves were set aside to fund loans of up to $1,000 or 70% of the total security deposit amount to be provided.
- Homeownership:Allows the use for the voucher for mortgage payment rather than rents, if the voucher holder is eligible.
- The PHA meets quarterly with the Resident Advisory Board to exchange information and discuss issues or concerns.
- PHA staff provide referral services to residents, directly and via the quarterly newsletter.
- The PHA funds, or collaborates with other agencies to provide, various activities designed to support self-sufficiency and independence, such as: a pilot resident painter apprenticeship program, a bus driver hired to provide transportation to grocery shopping, Senior Nutrition Services.

☐ Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
See #2 above.

D. Other Information Required by HUD

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

Definition of Significant Amendment:

A significant amendment to the Annual Plan is defined as any discretionary policy which:

- Changes the way points are assigned to families on the waiting list.
- Removes an opportunity for a family to appeal a Housing Authority's action.
- Affects the calculation of rental assistance the family receives.
- Affects who can receive rental assistance.
- Additions of non-emergency work items in excess of 10% of the grant amount (excluding items in the current annual statement or five year action plan or a prior approved modernization budget) or change in the use of replacement reserve fund under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Conversion of Public Housing to Section 8 Assisted Housing

The Housing Authority is exploring the possibility of voluntarily converting the following public housing sites to Section 8 Assisted Housing:

Conversion of Public Housing Activity Description
1a. Development name: City Scattered Sites (2 Units) 1b. Development (project) number: CA30P005002
1a. Development name: Pine Knoll (30 Units) 1b. Development (project) number: CA30P005017
1a. Development name: City Scattered Sites (74 Units) 1b. Development (project) number: CA30P005019
1a. Development name: Substantial Rehab-River Oaks (36 Units) 1b. Development (project) number: CA30P005020
1a. Development name: Alkali Flat (16 Units) 1b. Development (project) number: CA30P005022
1a. Development name: Substantial Rehab (31 Units) 1b. Development (project) number: CA30P005021
1a. Development name: Oak Park Single Family (14 Units) 1b. Development (project) number: CA30P005023
1a. Development name: City Minor Rehab-Dos Rios (34 Units) 1b. Development (project) number: CA30P005035
1a. Development name: 4921 Folsom/1000 Rio Ln. (30 Units) 1b. Development (project) number: CA30P005038
2. What is the status of the required assessment? ☒ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☒ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☒ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway

Attachments

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

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

The Sacramento City Housing Authority completed the analysis of its family developments to determine concentrations of poverty and determined that the family complexes that were not within the Established Income Range (EIR) are small complexes or are scattered sites that lend themselves to deconcentration.

B. Fiscal year 2004 Capital Fund Program Annual Statement (see separate attachment ca005a01).

C. Brief Statement of Progress in Meeting 5 Year Plan Mission and Goals

Mission:

The Housing Authority continues to provide decent, safe and affordable housing and rental assistance to low-income families, including seniors and disabled families. The Sacramento City Housing Authority is now providing housing assistance to over 5100 families through the Housing Choice Voucher (HCV) Program and to over 2000 families through the Public Housing Program.

Goals:

1. To continue to achieve highest rating through HUD's Public Housing Assessment System (PHAS)
   The Sacramento City Housing Authority received a score of 83 for FY2003, making it a Standard Performer, and is implementing new procedures to improve the score next year.
2. To achieve the highest rating through HUD's Section 8 Management Assessment System (SEMAP)
   The Sacramento City Housing Authority received a score of _77_ for FY2003, making it a Standard Performer, and is implementing new procedures to improve the score next year
3. To develop proactive strategies to support and enhance services and opportunities provided to program participants, including Welfare-to-Work homeownership and resident support programs.
   The Sacramento City Housing Authority is working with HCV and public housing participants who are interested in homeownership. To date, 8 participants have purchased a home using the Section 8 Homeownership Voucher, 55 families participate in the Family Self-Sufficiency Program, and several residents have completed an internally developed training program.
4. To maintain the physical integrity of all Agency-owned units including building and grounds.
5. To achieve financial stability by maximizing Agency fiscal resources.

D. Description of the PHA's Pet Policy

The PHA adopted a pet policy which allows residents to have pets, provided that they request permission to keep a pet in advance, sign a Pet Policy/Agreement and agree to paying a pet deposit. The pet policy covers common household pets such as dogs, cats, fish, birds, rabbits, and rodents. Residents may have up to two pets, but only one dog.

Dogs are limited to a maximum adult weight of 25 pounds and must be housebroken.

Dogs and cats must be spayed or neutered and must have a health certificate prepared by a veterinarian.

The Pet Policy is included with the Admissions and Continued Occupancy Policy.

E. Resident Advisory Board Members

Member	Representing	Address
Cedric McFadden	Big Trees	2516 H Street
Eugene Rogers	Capitol Terrace	1820 Capitol Avenue
Genelle Williams	Colonial Heights	1 Clauss Court
Etta Reiswig	Comstock	1725 K Street
Mary Hamilton	Gibson Oaks	480 Redwood Avenue
Carolene Jones	Gran Casa Linda	3725 Cypress Street
Sofia Parra	**Las Victorianas***	505 10th Street
Mike Taylor	Lincoln Manor	2845 37th Street
Barbara Carabillo	Pine Knoll	917 38th Street
Michael Dunham	Riverview Apts.	626 I Street
Jill Hurley	**Riverview Plaza***	600 I Street
Mary Pugh	Sherman Oaks	3543 1st Avenue
Patrick Panec	Sierra Vista	1107 23rd Street
Carol Moss	Suttersview	2526 L Street
Robert Battle	Washington Plaza	1318 E Street
Lahoma Segura	William Land Villa	1043 43rd Avenue
Gregory Gilmore	New Helvetia	816 Revere
Lea Floyd	River Oaks	Seavey Circle

- **Agency-owned property, not included in public housing inventory**

F. Residency Advisory Board Recommendations

Residency Advisory Board (RAB) members were involved in the annual plan process at each step. Several meetings were held between PHA staff and the RAB from March 2003 through July 2003 (see schedule below). The schedule of meeting was posted in the area management offices and was published in the quarterly newsletters for public housing residents. Two residents, Carol Moss and Irene Constancio were very involved an attended most meetings. The RAB participants did not recommend changes, but rather asked for further clarification in some areas. No RAB comments were made either verbally or in written form, although residents were strongly encouraged to do so.

Written comments and recommendations received from Legal Service of Northern California were responded to in writing and are available for review upon request. Additionally, questions and comments were received from the Resident Housing Commissioner. These questions and comments were responded to in writing and are also available upon request. Since the commenting parties are not RAB members and because of the length of each document, the comments are not included in this attachment.

One written comment was received from resident R.H. Francis. Mr. Francis is not a member of the RAB; however, since his comment is on a single, very important issue that resulted in a change to the proposed grievance policy in the ACOP; we are including the information in this attachment. Mr. Francis strenuously objected to the following proposed change to the Grievance Policy:

Applicability

The Grievance Procedure applies to all individual grievances, except any grievance concerning a termination of tenancy or eviction that involves:

> ***Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or PHA employees, or***
>
> ***Any violent or drug –related criminal activity on or near such premises;***
>
> ***Any criminal activity that resulted in felony conviction of a household member.***

Mr. Francis' comments basically claim that disallowing the grievance process for the above infractions, is a violation of his civil rights.

Resolution to comment: It is SHRA's contention that Due Process of the Law would still be served by the court eviction process. However, until further investigation of the issues brought forth by Mr. Francis, we have removed the proposed amendment and replaced this section with the following:

Applicability

All grievance of the residents of the Housing Authority shall be resolved in accordance with the following procedure.

Grievance Defined
A grievance is any dispute, which an individual resident may have with respect to PHA action, or failure to act, in accordance with the lease or PHA regulations that adversely affect the individual resident's rights duties, welfare or status.

Annual Plan Outreach

The following Annual Plan meeting dates were publicized using the following methods:

- **Posters were placed in conspicuous spaces at the following area management offices:**
  1. **Dos Rios Management Office (321 Eliza Street, Sacramento, CA 95814)**
  2. **River Oaks Management Office (240 Seavey Circle, Sacramento, CA 95818)**
  3. **New Helvetia Management Office (816 Revere Street, Sacramento, CA 95818)**
  4. **HCV and Applications Office (701 12th Street, Sacramento, CA 95814)**

- **Drafts of the document were handed out at the discussion meetings and a copy of the Annual Plan was available on the SHRA Website:** www.shra**.org**
- **The meeting dates were published in the resident newsletter.**
- **The meetings were announced at the RAB meeting.**

The working meetings listed below were attended by staff, residents, and RAB members. Attendance lists are available upon request.

No outside organizations were notified or invited to these working meetings to develop the draft plan, but the entire community was invited to comment and inspect the Annual Plan document at several housing sites and the main Public Library. Due to staff turnover, resources were not available to invite the public to participate prior to the required public comment period. Plans to conduct further outreach activities to encourage broad public participation are underway for next year's Annual Plan Process.

2004 PHA ANNUAL PLAN

MEETING DATES

Friday, March 28, 2003
10:00am - 11:30am
PHA Policies Governing Eligibility
Commission Room
600 I Street, Sacramento

Tuesday, April 1, 2003
3:15pm - 4:45pm
PHA Rent Determination Policies
Commission Room
600 I Street, Sacramento

Thursday, April 3, 2003
2:00pm - 3:30pm
PHA Grievance Procedures
Needs
Commission Room
600 I Street, Sacramento

Tuesday, April 8, 2003
2:00pm - 3:30pm
Capital Improvement
Third Floor Conference Room
630 I Street, Third Floor

Tuesday, April 15, 2003
3:00pm - 4:30pm
Demolition and Disposition
Commission Room
600 I Street, Sacramento

Thursday, April 17, 2003
2:00pm - 3:30pm
Designation of Public
Housing for Elderly Families
Commission Room
600 I Street, Sacramento

Friday, April 25, 2003
2:00pm - 3:30pm
Annual Plan First Draft Meeting
Commission Room
600 I Street, Sacramento

Tuesday, April 29, 2003
3:00pm - 4:30pm
Homeownership Programs &
PHA Safety and Crime Prevention
Measures
Commission Room
600 I Street, Sacramento

Tuesday, May 27, 2003
2:00pm - 4:00pm
Second Draft Review Meeting
Commission Room
600 I Street, Sacramento

Tuesday, July 1, 2003
2:00pm - 4:00pm
Final Draft Review Meeting
Commission Room
600 I Street, Sacramento

PUBLIC NOTICING:

In addition to the Staff / RAB working meetings, two public notices to the general public were published in the Sacramento Bee.

1. A Public Notice announcing the Public Hearing on 9/17/03 was published in the Sacramento Bee at least 45 days in advance of 9/17/03.
2. Another Public Notice announcing the extension of the comment period to October 15, 2003 and announcing the continued Public Hearing date (10/15/03) was published prior to 9/30/03.

A copy of the final draft of the Admin Plan was provided to Legal Services of Northern California and the PHA responded to several comments and suggestions from this organization.

G. Resident Membership of the PHA Governing Board

The Sacramento Housing and Redevelopment Commission acts as the governing body for the Sacramento City Housing Authority. Members of the Housing and Redevelopment Commission are appointed to serve four-year terms. Because the Sacramento Housing and Redevelopment Agency is a joint powers authority, six Commission members are appointed by the Sacramento County Board of Supervisors and five members are appointed by the Sacramento City Council. Commissioner, Jim Hoag, represents the public housing population in the City of Sacramento and Julius Piatkowski represents public housing residents in Sacramento County.

H. Management Organizational Chart (see separate attachment (ca005b01)

I. Assessment of Demographic Changes with Site-based Waiting Lists

The Sacramento City Housing Authority does not currently have any site-based waiting lists.

J. Section 8 PHA Project-Based Vouchers

The Housing Authority of the City of Sacramento has implemented the Section 8 Project-Based Voucher program. The Housing Authority intends to project-base up to 20% of the City Voucher increment until full lease-up is achieved.

Project-basing will continue to be targeted in areas where the poverty level is less than 20% or, with appropriate HUD waivers, in established redevelopment areas where project-basing of vouchers helps to leverage additional re-investment in a particular neighborhood.

Project-basing continues to be consistent with the goals stated in the PHA Annual and Consolidated Plans, in that increased voucher utilization and supply of affordable housing will result.

It is necessary to expand the supply of affordable housing and project-based vouchers provide an appropriate means to make more housing available to low income families. Project-basing helps to ensure that these units will be available for up to ten years.

K. Section 8 Homeownership Program Capacity Statement

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

- Partnering with Sacramento Neighborhood Housing Services to provide housing counseling to Section 8 Homeownership program participants.
- Establishing a minimum homeowner down payment requirement of at least three percent and requiring that at least 1% of the down payment come from the family's own resources.
- Requiring that the financing for purchase of a home under its Section 8 Homeownership program will be provided, insured or guaranteed by the state or Federal government; comply with the secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

As of June 1, 2003, The Housing Authority of the City of Sacramento has provided initial informational briefings regarding the Section 8 Homeownership program to 457 Housing Choice Voucher program participants and 8 client families have purchased homes using the Section 8 Homeownership voucher.

The Housing Authority of the City of Sacramento expects an additional 100 Housing Choice Voucher program participants will become homeowners using the Section 8 Homeownership voucher in 2004 .

L. Community Service and Self-Sufficiency Requirements

At the time the family prepares to move in to a public housing unit, the lease requirement to perform community service will be explained. All adult family members who are not exempt form this requirement will be given a "Community Service and Self-Sufficiency Resource Form" listing the phone numbers of the local Volunteer Bureau and sites where they can receive job training. Family members will be encouraged to contact these agencies if they need assistance finding places where they can fulfill this requirement. They will be given the appropriate form so that a

representative form the organization can sign, verifying that the resident family member completed their service hours.

Families will be reminded that they need to provide this form at the time of their annual recertification. They must show that all family members contributed eight (8) hours of community service or participated in an economic self-sufficiency program for at least a minimum of thirty (30) hours a week.

If all family members are not compliant with this requirement at the annual recertification, the non-compliant family member will be asked to sign an agreement committing to make up these hours, plus any additional hours they incur, and to provide documentation of such. The head of household will be asked to sign this form also. If the non-compliant family member and head of household refuse to sign this agreement, the family will be given notice that they are not complying with the terms of their leas and they may lose their housing assistance.

The community service requirement will be waived for a family member when he/she becomes employed at least 30 hours per week.

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

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

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

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	**Amount of Annual Grant (Sum of lines 2-19)**	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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

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

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

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF SACRAMENTO	Grant Type and Number Capital Fund Program Grant No. **CA30P00550104** Replacement Housing Factor Grant No.	Federal FY of Grant: **2004**

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	530,709	0	0	0
4	1410 Administration	478,223	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	508,000	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvements	50,000	0	0	0
10	1460 Dwelling Structures	3,165,298	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000	0	0	0
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	**$4,782,230**	**$0**	**$0**	**$0**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF SACRAMENTO	Grant Type and Number Capital Fund Program Grant No. CA30P00550104 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	Funds Obligated	Funds Expended	
HA-Wide Management Improvements	Resident Initiatives	1408	1	225,680	0	0	0	
	Resident Training Programs	1408	1	159,953	0	0	0	
	Security Guard Trial Project	1408	1	120,000	0	0	0	
	Youth Activities	1408	1	25,076	0	0	0	
	Subtotal			**$530,709**	**$0**	**$0**	**$0**	
HA-Wide Administration	Administrative Salaries	1410.1	1	219,223	0	0	0	
	Admin.-Procurement Services	1410.1	1	145,000	0	0	0	
	Travel	1410.10	1	14,000	0	0	0	
	Sundry/Advertisement/Postage	1410.19	1	10,000	0	0	0	
	Development Services Salaries	1410.2	1	60,000	0	0	0	
	LBP Inspector Salaries	1410.2	1	30,000	0	0	0	
	Subtotal			**$478,223**	**$0**	**$0**	**$0**	
HA-Wide Fees & Costs	Architectural/Engineering	1430.1	1	213,000	0	0	0	
	Sundry Planning Costs	1430.19	1	10,000	0	0	0	
	Consulting Services	1430.2	1	75,000	0	0	0	
	Permits & Fees	1430.6	1	50,000	0	0	0	
	Construction Field Inspectors	1430.7	1	125,000	0	0	0	
	Preventative Maintenance Inspect	1430.72	1	35,000	0	0	0	
	Subtotal			**$508,000**	**$0**	**$0**	**$0**	
HA-Wide Relocation	Relocation	1495	1	50,000	0	0	0	
	Subtotal			**$50,000**	**$0**	**$0**	**$0**	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF SACRAMENTO	Grant Type and Number Capital Fund Program Grant No. CA30P00550104 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	Funds Obligated	Funds Expended	
HA-Wide	Preventive Maintenance	1460	1	$478,223	0	0	0	
	Subtotal			**$478,223**	**$0**	**$0**	**$0**	
5-01 New Helvetia	Structural Repairs	1460	1	110,000				
	LPB-Risk Assessment	1460	1	8,075				
	Subtotal			**$118,075**	**$0**	**$0**	**$0**	
5-02 River Oaks	Trees-Landscaping-Paving	1450	1	50,000	0	0	0	
	Mod/LPB-Risk Assessment	1460	1	700,000	0	0	0	
	Subtotal			**$750,000**	**$0**	**$0**	**$0**	
5-03 New Helvetia	Painting/Tree Trimming	1460	1	50,000	0	0	0	
	Subtotal			**$50,000**	**$0**	**$0**	**$0**	
5-05 Sutterview Apts	Mod/LPB-Risk Assessment	1460	1	1,000,000	0	0	0	
	Subtotal			**$1,000,000**	**$0**	**$0**	**$0**	
5-06 Sierra Vista	Exterior Painting	1460	1	80,000	0	0	0	
	Replace Roof	1460	1	70,000	0	0	0	
	Replace Booster Pumps	1460	1	25,000	0	0	0	
	Replace/Relocate Water Heaters	1460	1	15,000	0	0	0	
	Relocate Trash Bin Enclosure	1460	1	10,000	0	0	0	
	Reinsulate hot water lines	1460	1	7,000	0	0	0	
	Subtotal			**$207,000**	**$0**	**$0**	**$0**	
5-07 Capitol Terrace	Repair Balconies	1460	1	84,000	0	0	0	
	Subtotal			**$84,000**	**$0**	**$0**	**$0**	
5-09 Washington Plaza	Replace Roof	1460	1	70,000	0	0	0	
	Subtotal			**$70,000**	**$0**	**$0**	**$0**	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF SACRAMENTO	Grant Type and Number Capital Fund Program Grant No. CA30P00550104 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	Funds Obligated	Funds Expended	
5-14 Colonial Heights	Upgrade Security Pole Lighting	1460	1	18,000	0	0	0	
	Subtotal			**$18,000**	**$0**	**$0**	**$0**	
5-19 Scattered Sites	Interim Lead/Risk Assessment	1460	1	5,625	0	0	0	
	Roofing	1460	1	24,500	0	0	0	
	Install Retro-Fit Windows	1460	1	60,375	0	0	0	
	Subtotal			**$90,500**	**$0**	**$0**	**$0**	
5-20 Scattered Sites	Interim Lead/Risk Assessment	1460	1	1,530	0	0	0	
	Insulated Retrofit Windows	1460	1	33,470	0	0	0	
	Subtotal			**$35,000**	**$0**	**$0**	**$0**	
5-21 Substantial Rehab	Interim Lead/Risk Assessment	1460	1	1,425	0	0	0	
	Roofing	1460	1	13,000	0	0	0	
	Insulated Retrofit Windows	1460	1	24,575	0	0	0	
	Subtotal			**$39,000**	**$0**	**$0**	**$0**	
5-23 Oak Park Single	Roofing	1460	20	$23,000	0	0	0	
	Insulated Retrofit Windows	1460	20	$19,000	0	0	0	
	Subtotal			**$42,000**	**$0**	**$0**	**$0**	
5-24 Oak Park Town	HVAC Replacement	1460	20	90,000	0	0	0	
	Subtotal			**$90,000**	**$0**	**$0**	**$0**	
5-25 Substantial Rehab	Interim Lead/Risk Assessment	1460	4	$1,250	0	0	0	
	Roofing	1460	4	$23,000	0	0	0	
	Insulated Retrofit Windows	1460	4	$26,250	0	0	0	
	Subtotal			**$50,500**	**$0**	**$0**	**$0**	

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

PHA Name: **HOUSING AUTHORITY OF THE CITY OF SACRAMENTO**	**Grant Type and Number** Capital Fund Program Grant No. CA30P00550104 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	Funds Obligated	Funds Expended	
5-35 Minor Rehab	Interim Lead/Risk Assessment	1460	8	625	0	0	0	
	Roofing	1460	20	34,125	0	0	0	
	Insulated Retrofit Windows	1460	20	26,250	0	0	0	
	Subtotal			**$61,000**	**$0**	**$0**	**$0**	
5-41 Minor Rehab	Insulated Retrofit Windows	1460	10	32,000	0	0	0	
	Subtotal			**$32,000**	**$0**	**$0**	**$0**	

2004 CAPITAL FUND CONTROL SHEET - CITY

03:25:58 PM , 1/09/04			Grant $4,782,230				
CITY-WIDE				**$1,000,000.00**	**$4,782,230.00**		**EXPENDED**
DAN	**IFAS NUMBER**	**P.O No.**	**DESCRIPTION**	**REV.#0**	**REV.#0**	**OBLIGATED**	
1408	648-654-2109		Resident Initiative	$225,680			
	648-654-2129		Resident Training Program	$159,953			
	648-654-2129		Security Guard Trial Project	$120,000			
	648-654-2129		Youth Activities	$25,076			
1410.1	762-654-2108-4000		Administration Salaries/Benefit	$219,223			
	734-654-1350-4000		Admin.-Procurement Services	$145,000			
1410.10	735/648-654-2108-5330		Travel/Training Courses	$14,000			
			Planned Travel				
1410.19	648-654-2108-5005		Sundry/Postage	$10,000			
	648-654-2108-5035		Advertising				
			Postage/Fed Ex				
			Planned Sundry				
1410.2	735-654-2108		Development Services Salaries	$60,000			
1410.2	764-654-2108		Lead Inspections Salaries	$30,000			
1430.1	648-654-2113-8200		Architect - Engineering Fees	$153,000			
	735-654-2113		SHRA - Architect Salary	$60,000			
1430.2	648-654-2113-5405		Lab/Consultant Fees	$75,000			
1430.6	648-654-2113-8207		Permits, Fees and Costs	$50,000			
1430.7	735-654-2114-4000		Construction Inspectors	$125,000			
1430.72	764-654-2111-4000		D.M. Inspections	$35,000			
1430.19	648-654-2113-5015		SUNDRY (Planning costs)	$10,000			
	648-654-2113-5449		Planned Sundry				
	648-654-2113-5010		Century Graphics				
	735-654-2113		Telephone Expenses				
	648-654-2113-8475						
1460	648-654-XXXX-8410		Preventative Maintenance	$478,223			
1495.1	648-654-2128-6025		Relocation Expenses	$50,000			
	761-654-2128-4000		Salaries				
	648-654-2128-5070		Temporary Services				
	648-654-2128-6025		Planned Salaries/Expenses				
				$2,045,155	**$0.00**	**$0.00**	**$0.00**

CA 5-1 New Helvetia							
DAN	**IFAS NUMBER**	**P.O No.**	**DESCRIPTION**	**REV.#0**	**$0.00**	**OBLIGATED**	**EXPENDED**
1450	648-654-2501-8490		SITE IMPROVEMENTS				
1460	648-654-2501-8410		DWELLING STRUCTURES				
			Structural Repairs	$110,000			
			LPB-Risk Assessment	$8,075			
				$118,075	**$0**	**$0**	**$0**
CA 5-2 River Oaks							
DAN	**IFAS NUMBER**	**P.O No.**	**DESCRIPTION**	**REV.#0**	**REV.#0**	**OBLIGATED**	**EXPENDED**
1450	648-654-2502-8940		SITE IMPROVEMENTS				
			Trees-Landscaping-Paving	$50,000			
1460	648-654-2502-8410		DWELLING STRUCTURES				
			Mod/LPB-Risk Assessment	$700,000			
				$750,000	**$0.00**	**$0.00**	**$0.00**
DAN	**IFAS NUMBER**	**P.O No.**	**DESCRIPTION**	**REV.#0**	**REV.#0**	**OBLIGATED**	**EXPENDED**
CA 5-3 New Helvetia Scat							
1450	648-654-2503-8940		SITE IMPROVEMENTS				
1460	648-654-2503-8410		DWELLING STRUCTURES				
			Physical Improvements	$50,000			
				$50,000	**$0.00**	**$0.00**	**$0.00**
DAN	**IFAS NUMBER**	**P.O No.**	**DESCRIPTION**	**REV.#0**	**$0.00**	**OBLIGATED**	**$0.00**
CA 5-05 Sutterview Apartments			DWELLING STRUCTURES				
1460	648-654-2505-8410		Modernization	$1,000,000			
				$1,000,000	**$0.00**	**$0.00**	**$0.00**
CA 5-06 Sierra View							
DAN	**IFAS NUMBER**	**P.O No.**	**DESCRIPTION**	**REV.#0**	**REV.#0**	**OBLIGATED**	**EXPENDED**
1460	648-654-2506-8410		Exterior Painting	$80,000			
			Replace Roof	$70,000			
			Replace Booster Pumps	$25,000			
			Replace/Relocate Water Heaters	$15,000			
			Relocate Trash Bin Enclosure	$10,000			
			Reinsulate hot water lines	$7,000			
				$207,000	**$0.00**	**$0.00**	**$0.00**

CA 5-07	**Capitol Terrace**						
DAN	**IFAS NUMBER**	**P.O No.**	**DESCRIPTION**	**REV.#0**	**REV.#0**	**OBLIGATED**	**EXPENDED**
1450	648-654-2507-8940		SITE IMPROVEMENTS				
1460	648-654-2507-8410		DWELLING STRUCTURES				
			Balcony Repairs	$84,000			
				$84,000	**$0**	**$0**	**$0**
CA 5-08	**Comstock**						
DAN	**IFAS NUMBER**	**P.O No.**	**DESCRIPTION**	**REV.#0**	**REV.#0**	**OBLIGATED**	**EXPENDED**
1450	648-654-2508-8080		SITE IMPROVEMENTS				
1460	648-654-2508-8410		DWELLING STRUCTURES				
				$0	**$0.00**	**$0.00**	**$0.00**
CA 5-9 Washington Plaza							
DAN	**IFAS NUMBER**	**P.O No.**	**DESCRIPTION**	**REV.#0**	**REV.#0**	**OBLIGATED**	**EXPENDED**
1460	648-654-2509-8410		DWELLING STRUCTURES				
			Replace Roof	$70,000			
				$70,000	**$0.00**	**$0.00**	**$0.00**
CA 5-10 Big Trees Apts							
DAN	**IFAS NUMBER**	**P.O. No.**	**DESCRIPTION**	**REV.#0**	**REV.#0**	**OBLIGATED**	**EXPENDED**
1460	648-654-2510-8410		DWELLING STRUCTURES				
				$0	**$0.00**	**$0.00**	**$0.00**

DAN	IFAS NUMBER	P.O No.	DESCRIPTION	REV.#0	REV.#0	OBLIGATED	EXPENDED
CA 5-12 Lincoln Manor							
DAN	**IFAS NUMBER**	**P.O. No.**	**DESCRIPTION**				
1460	648-654-2512-8410		DWELLING STRUCTURES				
				$0	**$0.00**	**$0.00**	**$0.00**
DAN	**IFAS NUMBER**	**P.O No.**	**DESCRIPTION**	**REV.#0**	**$0.00**	**OBLIGATED**	**$0.00**
CA 5-14 Colonial Heights							
DAN	**IFAS NUMBER**	**P.O. No.**	**DESCRIPTION**				
1460	648-654-2514-8410		DWELLING STRUCTURES				
			Upgrade Security Pole Lighting	$18,000			
				$18,000	**$0.00**	**$0.00**	**$0.00**
DAN	**IFAS NUMBER**	**P.O No.**	**DESCRIPTION**	**REV.#0**	**REV.#0**	**OBLIGATED**	**EXPENDED**
CA 5-15	**Gibson Oaks**						
DAN	**IFAS NUMBER**	**P.O. No.**	**DESCRIPTION**				
1460	648-654-2515-8410		DWELLING STRUCTURES				
				$0	**$0.00**	**$0.00**	**$0.00**
DAN	**IFAS NUMBER**	**P.O No.**	**DESCRIPTION**	**REV.#0**	**REV.#0**	**OBLIGATED**	**EXPENDED**
CA 5-17 Pine Knoll							
DAN	**IFAS NUMBER**	**P.O. No.**	**DESCRIPTION**				
1460	646-654-2517-8410		DWELLING STRUCTURES				
				$0	**$0.00**	**$0.00**	**$0.00**
DAN	**IFAS NUMBER**	**P.O No.**	**DESCRIPTION**	**REV.#0**	**REV.#0**	**OBLIGATED**	**EXPENDED**
CA 5-18	**Grand Casa Linda**						
DAN	**IFAS NUMBER**	**P.O. No.**	**DESCRIPTION**				
1460	648-654-2518-8410		DWELLING STRUCTURES				
				$0	**$0.00**	**$0.00**	**$0.00**
CA 5-19	**City Scattered Sites**						
DAN	**IFAS NUMBER**	**P.O. No.**	**DESCRIPTION**	**REV.#0**	**REV.#0**	**OBLIGATED**	**EXPENDED**
			Interim Lead/Risk Assessment	$5,625			
			Roofing	$24,500			
			Install Retro-Fit Windows	$60,375			
				$90,500	**$0**	**$0**	**$0**
CA 5-20	**River Oaks Scattered Sites**						
DAN	**IFAS NUMBER**	**P.O No.**	**DESCRIPTION**	**REV.#0**	**REV.#0**	**OBLIGATED**	**EXPENDED**
1460	648-654-2520-8410		Interim Lead/Risk Assessment	$1,530			
			Insulated Retrofit Windows	$33,470			
				$35,000	**$0.00**	**$0.00**	**$0.00**

CA 5-21	**Substantial Rehab**						
DAN	**IFAS NUMBER**	**P.O. No.**	**DESCRIPTION**	**REV.#0**	**REV.#0**	**OBLIGATED**	**EXPENDED**
1460			Interim Lead/Risk Assessment	$1,425			
			Roofing	$13,000			
			Insulated Retrofit Windows	$24,575			
				$39,000	**$0.00**	**$0.00**	**$0.00**
CA 5-23	**Oak ParkSingle**						
DAN	**IFAS NUMBER**	**P.O. No.**	**DESCRIPTION**	**REV.#0**	**REV.#0**	**OBLIGATED**	**EXPENDED**
1460	648-654-2523-8490		Roofing	$23,000			
			Insulated Retrofit Windows	$19,000			
				$42,000	**$0**	**$0**	**$0**
CA 5-24	**Oak Park Town Houses**						
DAN	**IFAS NUMBER**	**P.O. No.**	**DESCRIPTION**	**REV.#0**	**REV.#0**	**OBLIGATED**	**EXPENDED**
1450	648-654-2524-8490		HVAC Replacement	$90,000			
				$90,000	**$0.00**	**$0.00**	**$0.00**
CA 5-25	**Substantial Rehab**			**REV.#0**	**$0.00**	**OBLIGATED**	**EXPENDED**
1460	648-654-2525-8410		Interim Lead/Risk Assessment	$1,250			
			Roofing	$23,000			
			Insulated Retrofit Windows	$26,250			
				$50,500	**$0**	**$0**	**$0**
CA 5-35	**Minor Rehab**			**REV.#0**	**$0.00**	**OBLIGATED**	**EXPENDED**
1460	648-654-2535-8410		Interim Lead/Risk Assessment	$625			
			Roofing	$34,125			
			Insulated Retrofit Windows	$26,250			
				$61,000	**$0.00**	**$0.00**	**$0.00**
DAN	**IFAS NUMBER**	**P.O No.**	**DESCRIPTION**	**REV.#0**	**$0.00**	**OBLIGATED**	**EXPENDED**
CA 5-41	**Minor Rehab**						
1460	648-654-2541-8410		Insulated Retrofit Windows	$32,000			
				$32,000	**$0.00**	**$0.00**	**$0.00**

2003 CFP CITY - SUMMARY

Development Account #	REV.#0	REV.#0	Obligated	Expended $0.00
CITY-WIDE	$2,045,155.00	$0.00	$0.00	$0.00
CA 5-1 New Helvetia	$118,075.00	$0.00	$0.00	$0.00
CA 5-2 River Oaks	$750,000.00	$0.00	$0.00	$0.00
CA 5-3 New Helvetia	$50,000.00	$0.00	$0.00	$0.00
CA 5-6 Sierra View	$207,000.00	$0.00	$0.00	$0.00
CA 5-7 Capitol Terrace	$84,000.00	$0.00	$0.00	$0.00
CA 5-8 Comstock	$0.00	$0.00	$0.00	$0.00
CA 5-9 Washington Plaza	$70,000.00	$0.00	$0.00	$0.00
CA 5-10 Big Trees Apts	$0.00	$0.00	$0.00	$0.00
CA 5-12 Lincoln Manor	$0.00	$0.00	$0.00	$0.00
CA 5-14 Colonial Heights	$18,000.00	$0.00	$0.00	$0.00
CA 5-15 Gibson Oaks	$0.00	$0.00	$0.00	$0.00
CA 5-17 Pine Knoll	$0.00	$0.00	$0.00	$0.00
CA 5-18 Grand Casa Linda	$0.00	$0.00	$0.00	$0.00
CA 5-19 City Scattered Sites	$90,500.00	$0.00	$0.00	$0.00
CA 5-20 River Oaks Scat Sites	$35,000.00	$0.00	$0.00	$0.00
CA 5-21 Substantial Rehab/Scats	$39,000.00	$0.00	$0.00	$0.00
CA 5-23 Oak Park Single	$42,000.00	$0.00	$0.00	$0.00
CA 5-24 Oak Park Town Houses	$90,000.00	$0.00	$0.00	$0.00
CA 5-25 Substantia Rehab	$50,500.00	$0.00	$0.00	$0.00
CA 5-35 Minor Rehab	$61,000.00	$0.00	$0.00	$0.00
CA 5-40 Minor Rehab	$32,000.00	$0.00	$0.00	$0.00
	$3,782,230.00	**$0.00**	**$0.00**	**$0.00**

YEAR 2	YEAR 3	YEAR 4	YEAR 5	
2004 CAPITAL FUND	**2005 CAPITAL FUND**	**2006 CAPITAL FUND**	**2007 CAPITAL FUND**	
Resident Initiatives	Resident Initiatives	Resident Initiatives	Resident Initiatives	
$9,500	$9,500	$9,500	$9,500	
Employment Training	Employment Training	Employment Training	Employment Training	
$263,500	$263,500	$263,500	$263,500	
Security Guard Trial Project	Security Guard Trial Project	Security Guard Trial Project	Security Guard Trial Project	
$120,223	$120,223	$120,223	$120,223	
Youth Activities	Youth Activities	Youth Activities	Youth Activities	
$85,000	$85,000	$85,000	$85,000	
GMA and PODC	GMA and PODC	GMA and PODC	GMA and PODC	
$478,223	$478,223	$478,223	$478,223	
Architects/Techs/Consultants	Architects/Techs/Consultants	Architects/Techs/Consultants	Architects/Techs/Consultants	
$508,776	$508,776	$508,776	$508,776	
Relocation Team/Materials	Relocation Team/Materials	Relocation Team/Materials	Relocation Team/Materials	
$142,500	$142,500	$142,500	$142,500	
CA 5-1 New Helvetia - I	**CA 5-1 New Helvetia - I**	**CA 5-1 New Helvetia - I**	**CA 5-1 New Helvetia - I**	
816 Revere St	**816 Revere St**	**816 Revere St**	**816 Revere St**	
Structural Repairs/Apron/Stairs	Structural Repairs/Apron/Stairs	Structural Repairs/Apron/Stairs	Interim Lead/Risk Assessment	
$120,000	$120,000	$120,000	$7,700	
Deferred Maintenance	Tree Trimming	Tree Trimming	Back Porch Lighting	
$265,470	$6,000	$6,000	$24,000	
Interim Lead/Risk Assessment	Interim Lead/Risk Assessment	Interim Lead/Risk Assessment	Street Lighting	
$8,075	$7,315	$7,700	$5,000	
Parking Lot Repair/Seal/Stripe	Parking Lot Repair/Seal/Stripe	Upgrade Sewer Cleanouts & Shut-Off Valves	**CA 5-2 River Oaks**	
$142,500	$142,500	$35,000	**240 Seavey Circle**	
Upgrade Sewer Cleanouts & Shut-Off Valves	Upgrade Sewer Cleanouts & Shut-Off Valves	Upgrade Venting System to Prevent Mold	Major Modernization/LBP	
$35,000	$35,000	$28,125	$2,372,797	
Upgrade Venting System to Prevent Mold	Upgrade Venting System to Prevent Mold	Replace Downspouts	Interim Lead/Risk Assessment	
$28,125	$28,125	$30,000	$19,200	
Replace Downspouts	Replace Downspouts	Exterior Painting	**CA 5-6 Sierra Vista**	
$30,000	$30,000	$5,000	**1107 23rd Street**	
CA 5-2 River Oaks	Upgrade Electrical	**CA 5-2 River Oaks**	Security Fencing	
240 Seavey Circle	$300,000	**240 Seavey Circle**	$50,000	
Interim Lead/Risk Assessment	**CA 5-2 River Oaks**	Major Modernization/LBP	**CA 5-8 Comstock**	

$13,300	**240 Seavey Circle**	$2,009,667	**1725 K Street**	
Sidewalk Replacement	Major Modernization/LBP	Interim Lead/Risk Assessment	Deferred Maintenance	
$25,000	$1,611,267	$19,200	$119,555	
Major Modernization/LBP	Sidewalk Replacement	**CA 5-7 Capitol Terrace**	**CA 5-9 Washington Plaza**	
$1,006,785	$25,000	**1820 Capitol Ave.**	**1318 E Street**	
Tree Trimming	Repair Asphalt	Paint Exterior	Deferred Maintenance	
$25,000	$22,000	$65,000	$179,110	
CA 5-6 Sierra Vista	Tree Trimming	**CA 5-8 Comstock**	**CA 5-19 City Scattered Sites**	
1107 23rd Street	$25,000	**1725 K Street**	Roofing	
Exterior Painting	**CA 5-3 New Helvetia - II**	Deferred Maintenance	$24,500	
$80,000	**816 Revere St**	$119,555	Install Retro-Fit Windows	
Replace Roof	Upgrade Backyard Lighting	**CA 5-9 Washington Plaza**	$60,375	
$70,000	$7,000	**1318 E Street**	**CA 5-20 River Oaks Scat Sites**	
Replace Booster Pumps	**CA 5-19 City Scattered Sites**	Deferred Maintenance	**Various City Sites**	
$25,000		$179,110	Roofing	
Replace/Relocate Water Heaters	Interim Lead/Risk Assessment	**CA 5-10 Big Trees**	$13,000	
$15,000	$5,558	**2516 H Street**	Insulated Retrofit Windows	
Relocate Trash Bin Enclosure	Roofing	Replace Countertops	$33,465	
$10,000	$24,500	$15,000	**CA 5-21 Substantial Rehab NH**	
Reinsulate hot water lines	Install Retro-Fit Windows	**CA 5-12 Lincoln Manor**	**Various City Sites**	
$7,000	$60,375	**2845 37th Street**	Roofing	
CA 5-7 Capitol Terrace	**CA 5-20 River Oaks Scat Sites**	Upgrade Elevator Controls	$13,000	$207,000
1820 Capitol Ave.	**Various City Sites**	$35,000	Insulated Retrofit Windows	
Repair Balconies	Interim Lead/Risk Assessment	**CA 5-13 William Land Villa**	$23,625	
$84,000	$1,425	**1043 43rd Ave**	**CA 5-23 Oak Park Single**	
CA 5-9 Washington Plaza	Insulated Retrofit Windows	Exterior Painting	**3254 Santa Cruz Way**	
1318 E Street	$33,470	$45,000	Roofing	
Replace Roof	**CA 5-8 Comstock**	**CA 5-16 Riverview**	$23,000	
$70,000	**1725 K Street**	**626 I Street**	**CA 5-25 Substantial Rehab - K**	
CA 5-12 Lincoln Manor	Patio Enclosure Repairs	Plumbing Replace-Laundry Room	**Various City Sites**	
2845 37th Street	$20,000	$25,000	Insulated Retrofit Windows	
Deferred Maintenance	**CA 5-21 Substantial Rehab NH**	**CA 5-19 City Scattered Sites**	$26,250	
$119,555	**Various City Sites**	Roofing	**CA 5-35 City Minor Rehab**	
CA 5-14 Clauss Court	Interim Lead/Risk Assessment	$24,500	**Various City Sites**	
1 Clauss Court	$1,425	Install Retro-Fit Windows	Deferred Maintenance	
Upgrade Security Pole Lighting	Roofing	$60,375	$119,556	
$18,000	$13,000	**CA 5-20 River Oaks Scat Sites**	Roofing	

CA 5-15 Gibson Oaks	Insulated Retrofit Windows	**Various City Sites**	$34,125	
480 Redwood Ave	$23,625	Roofing	Insulated Retrofit Windows	
Deferred Maintenance	**CA 5-23 Oak Park Single**	$13,000	$26,250	
$119,555	**3254 Santa Cruz Way**	Insulated Retrofit Windows	**TOTAL**	
CA 5-19 City Scattered Sites	Roofing	$33,470	**$4,782,230**	
Various City Sites	$23,000	**CA 5-21 Substantial Rehab NH**		
Interim Lead/Risk Assessment	**CA 5-25 Substantial Rehab - K**	**Various City Sites**		
$5,558	**Various City Sites**	Roofing		
Roofing	Interim Lead/Risk Assessment	$13,000		
$24,500	$1,283	Insulated Retrofit Windows		
Install Retro-Fit Windows	Roofing	$23,625		
$60,375	$23,000	**CA 5-23 Oak Park Single**		
CA 5-20 River Oaks Scat Sites	Insulated Retrofit Windows	**3254 Santa Cruz Way**		
Various City Sites	$26,250	Roofing		
Interim Lead/Risk Assessment	**CA 5-27 Connie/Fair Grounds-**	$23,000		
$1,425	**Various City Sites**	**CA 5-25 Substantial Rehab - K**		
Insulated Retrofit Windows	Mail Box Pads	**Various City Sites**		
$33,470	$4,350	Roofing	**$34,895**	
CA 5-21 Substantial Rehab NH	**CA 5-35 City Minor Rehab**	$23,000		
Various City Sites	**Various City Sites**	Insulated Retrofit Windows		
Interim Lead/Risk Assessment	Roofing	$26,250		
$1,425	$34,125	**CA 5-35 City Minor Rehab**		
Roofing	Security Gates	**Various City Sites**		
$13,000	$35,000	Deferred Maintenance		
Insulated Retrofit Windows	Insulated Retrofit Windows	$119,556		
$23,625	$26,250	Roofing		
Deferred Maintenance	**CA 5-38 Folsom/Rio Lane**	$34,125	$38,050	
$119,555	Deferred Maintenance	Insulated Retrofit Windows		
CA 5-23 Oak Park Single	$100,000	$26,250		
3254 Santa Cruz Way	**CA 5-40 Corral Gables**	**CA 5-42 Mandy/Meadowgate**		
Roofing	Deferred Maintenance	Asphalt Repairs		
$23,000	$119,555	$10,000		
Insulated Retrofit Windows	**CA 5-41 Various City Sites**	**TOTAL**		
$18,375	Deferred Maintenance	**$4,782,230**		
CA 5-24 Oak Park Town	$119,555		$41,375	
2910 35th Street	**CA 5-42 Mandy/Meadowgate**			
HVAC Replacement	Deferred Maintenance			

$90,000	$119,555			
CA 5-25 Substantial Rehab - K	**TOTAL**			
Various City Sites	**$4,782,230**			
Interim Lead/Risk Assessment				
$1,283				
Deferred Maintenance				
$100,000				
Roofing				
$23,000				
Insulated Retrofit Windows				
$26,250			$150,533	
CA 5-27 Connie/Fair Grounds-				
Various City Sites				
Deferred Maintenance				
$100,000				
CA 5-35 City Minor Rehab				
Various City Sites				
Interim Lead/Risk Assessment				
$427				
Roofing				
$34,125				
Insulated Retrofit Windows				
$26,250				
CA 5-39 Vista Arms/ 4th Ave				
Deferred Maintenance				
$100,000				
CA 5-41 Various City Sites				
Insulated Retrofit Windows				
$31,500				
TOTAL				
$4,782,230				

Cal No.	Priority		LOCATION & WORK ITEM	Estimated Costs	
Agency-Wide			**Management Improvements/Resident Initiatives**		
		*	Resident Initiatives		
		*	Resident Employment Training (Painting)		
		*	Resident Employment Training (Custodial, etc.)		
		*	Security Guard Trial Project - (High Rises-*Hrs x 352)		
		*	Youth Activities		
		*	Housing Authority Vehicles		
		*	Preventive Maintenance Activity		
		24%	Expansion of Job Training Program	$ 250,000	*expand existing programs by 100%*
		24%	Funding for SHRA Individual Development Account Prog.	$ 250,000	*IDA accounts up to $10,000 per participant*
		6%	Financial Literacy Training for Residents	$ 65,000	*training costs*
		13%	Expanding Parenting/Life Skills Program	$ 135,000	*expand pilot program to large developments*
		5%	Establishing Neighborhood Networks (Computer Labs)	$ 50,000	*computer hardware/software costs for large developments*
		1%	Upgrading Resident Committee Computers	$ 15,000	*computer hardware/software costs for RC offices*
		7%	Scholarship program for resident students	$ 75,000	*scholarships up to $5,000 per student for college costs*
		4%	Furnishings upgrades	$ 45,000	*misc furnishings to replace worn furniture in community spaces*
		3%	Equipment for Resident Committee offices	$ 30,000	*small copiers/fax machines etc. for RC offices*
		12%	Resident Owned Business Program	$ 120,000	*training and consulting costs to assist residents in establishing busi*
		*			
		*			
5-1			**New Helvetia**		
		*	Interim Lead/Risk Assessment		
	1	*	Parking lot Patch/Seal/Stripe - 13 lots	$142,500	
		*	Security Staff Parking Lot Fencing		
		*	HVAC for Boys/Girls Club Area 816 Revere		

		*	Upgrade Lighting in Older Units		
		*	Automated Irrigation/Sprinklers		
		*	Tree Trimming (Over 5 Years)		
	1	*	Stairs/Porchs/Apron Repairs - Sink Holes - 8 Buildings @ $120,000 per Building	$960,000	
	1	*	Downspouts/Gutters (All Buildings)	$120,000	
		*	Upgrade Sewer Cleanouts and Water Shut-Off Valves		
		*	Upgrade Sewer Main Lines & Fire Loop		
		*	Upgrade Plumbing Main Supply Lines		
	1		Modernization of 168 units north of Revere Street will include the following work items:		
	1	*	New HVAC		
	1	*	All Electrical include: telephone/cable/lighting		
	1	*	All Plumbing including waste/supply/washer&dryer hook-ups		
	1	*	Insulation		
	1	*	Remove Clothes Lines	$8,000	
	1	*	Upgrade venting systems to prevent mold (bath fans)		
	1	*	ADA/Section 504 Improvements		
		*	Resurface/Paint Basketball Court near 816 Revere		
		*	Add 2 New Laundry Rooms North of Revere		
		*	Make Break Room for Staff w/Sink & Oven-816 Revere		
	1	*	Replace Utility Room Jambs/Doors (156)	$39,000	
	1-3	*	Tree Trimming - Yr. 1 - 3 $20,000.00 each year.	$60,000	
	3	*	Upgrade Sewer Cleanouts and Water Shut-Off Valves		
	3	*	Upgrade Sewer Main Lines & Fire Loop		
	3	*	Exterior Painting		
	5	*	Roofing		
	5	*	Automated Irrigation/Sprinklers		
	5	*	Security Staff Parking Lot Fencing		

	5	*	Make Break Room for Staff w/Sink & Oven-816 Revere		
	5	*	Add 2 New Laundry Rooms North of Revere		
	5	*	HVAC for Boys/Girls Club Area 816 Revere		
	1-3	*	Interim Lead/Risk Assessment	$21,000	
5-2			**<u>River Oaks</u>**		
	1-3	*	Interim Lead/Risk Assessment	$36,000	
	1	*	Interim Lead Safety Measures - 150 Units	$250,000	
		*	HVAC		
		*	Insulation (Approximately 150 units)		
		*	Roofing		
		*	Upgrade Sewer Main Lines & Fire Loop		
		*	Upgrade Plumbing Main Supply Lines		
		*	Install New Windows		
		*	Automated Irrigation/Sprinklers		
	2	*	ADA/Section 504 Improvements		
		*	Other Modernization Needs		
		*	Exterior Painting		
		*	Sidewalk Repairs		
	1	*	Parking Lot repair/seal/stripe (2 sections)	$22,000	
	1-3	*	Tree Trimming - Yr 1 = $15,000.00, Yrs 2 & 3 = $5,000.00 each year	$25,000	
		*			
5-3			**<u>New Helvetia - Addition</u>**		$50
	1	*	Interim Lead/Risk Assessment	$5,000	
	1	*	Exterior Paint and Carp repair @ eve vents (13 buildings)		
	1	*	Tree Trimming (20)	$12,000	
	1	*	Parking Lots (4) Repair/Seal/Stripe	$30,000	

		*	Roofing		
		*	ADA/Section 504 Improvements		
		*	Irrigation		
		*	Install New Windows		
		*	Downspouts/Gutters (All Buildings)		
		*	Interim Lead/Risk Assessment		
		*	Back Yard Lighting		
		*	Roofing		
		*	Exterior Painting		
		*	Upgrade Sewer Cleanouts and Water Shut-Off Valves		
		*	Upgrade Venting Systems to Prevent Mold		
		*	Upgrade Sewer Main Lines & Fire Loop		
		*	Upgrade Plumbing Main Supply Lines		
		*	Tree Trimming		
		*	ADA/Section 504 Improvements		
		*	Automated Irrigation/Sprinklers		
		*			
5-5			**2526 L St. (Sutterview)**		
	3	*	ADA/Section 504 Improvements		
	2	*	Plumbing Upgrades		
	2	*	Window Replacement		
	1	*	Fire Safety Improvements		
	3	*	Parking Lot Repair/Seal/Stripe		
	2	*	Roofing		
	1	*	Dual Pressure Reducing Valves		
	1	*	Replace Electrical Meter Mains		
	1	*	Upgrade Trigon entry system to Door King		
	1	*	Fire alarm systems upgrade		
	1	*	Replace penthouse water heaters		

		*			
5-6			**1107 23Rd St (Sierra Vista)**		
	2	*	Replace Balancing Valves		
	3	*	Exterior Painting		
	2	*	Roofing		
	2	*	Booster Pumps		
	2	*	Waterheaters		
	2	*	Relocate Trash Enclosure		
		*	Security Fencing		
	2	*	Window Replacement		
	3	*	ADA/Section 504 Improvements		
	1	*	Fire Safety Improvements		
	1	*	Dual Pressure Reducing Valves		
	1	*	Upgrade Trigon entry system to Door King		
	1	*	Fire alarm systems upgrade		
5-7			**1820 Capitol Ave. (Capitol Terrace)**		
	2	*	Parking Lot Repair/Seal/Stripe		
	2	*	Balcony Repairs		
	3	*	Exterior Painting		
	2	*	Window Replacement		
	2	*	HVAC Replacement - Common Areas		
	3	*	ADA/Section 504 Improvements		
	3	*	Automated Irrigation/Sprinklers		
	1	*	Fire Safety Improvements		
	2	*	Replace Plumbing		
	2	*	Electrical Repairs		
	1	*	Dual Pressure Reducing Valves		

	1	*	Upgrade Trigon entry system to Door King		
	1	*	Repair/Replace roof		
		*			
5-8			**<u>1725 K St (Comstock)</u>**		
	2	*	Parking Lot Repair/Seal/Stripe		
	2	*	Patio Repairs		
	2	*	Window Replacement		
	5	*	HVAC Replacement - Common Areas		
	3	*	ADA/Section 504 Improvements		
	1	*	Fire Safety Improvements		
	1	*	Dual Pressure Reducing Valves		
		*			
5-9			**<u>1318 E St. (Washington Plaza)</u>**		
		*	Window Replacement		
	2	*	HVAC Replacement - Common Areas		
	3	*	ADA/Section 504 Improvements		
	2	*	Fire Safety Improvements		
	3	*	Exterior Painting		
	1	*	Roofing		
	3	*	Automated Irrigation/Sprinklers		
	1	*	Replace Water Heaters/Valves		
	2	*	Upgrade Plumbing Main Supply Lines		
	1	*	Dual Pressure Reducing Valves		
	1	*	Upgrade Trigon entry system to Door King		
	1	*	Fire alarm systems upgrade		
	1	*	Install skid/mount booster pumps		

		*			
5-10			**2516 H St. (Big Trees)**		
	1	*	Security Intercom System (Replacement)		
	2	*	Kitchen Counter Top Replacement		
	3	*	Window Replacement		
	5	*	HVAC Replacement - Common Areas		
	3	*	ADA/Section 504 Improvements		
	1	*	Fire Safety Improvements		
	3	*	Exterior Painting		
	3	*	Upgrade Plumbing		
	1	*	Fire alarm systems upgrade		
	3	*	Landscaping/Irrigation Repairs		
5-11			**3543 1ST Ave. (Sherman Oaks)**		
		*	Fire alarm systems upgrade		
5-12			**2845 37TH St (Lincoln Manor)**		
		*	ADA/Section 504 Improvements		
		*	Fire Safety Improvements		
	1	*	Upgrade Elevator Controls		
	2	*	Upgrade door call system to Door King System	$25,000	
		*	Window Replacement		
		*	ADA/Section 504 Improvements		
		*	Upgrade Trigon entry system to Door King		
		*	Fire alarm systems upgrade		
		*			
5-13			**1043 43Rd Ave. (William Land)**		

	2	*	Exterior Painting		
		*	Siding		
		*	Window Replacement		
	1	*	Patio Enclosure Repairs	$26,082	
	1	*	Auto ADA Store Front Doors to Community Room		
	3-J	*	HVAC Replacement		
	2		Tree Remove / Replace	$3,000	
		*	Exterior Painting		
		*	Security Screen Doors		
		*			
5-14			**<u>1 Clauss Court (Colonial Heights)</u>**		
		*	Parking Lot Repair/Seal/Stripe		
	1	*	Roofing (21 buildings)	$230,000	
	2	*	Upgrading Exterior Security Lighting	$18,000	
		*	ADA/Section 504 Improvements		
	1	*	ADA automatic store front door system to community room		
	1	*	Tree Removal	$5,000	
		*	Sewer Replacement (Main)		
		*	Landscaping/Irrigation Repairs		
		*	Window Replacement		
		*	Telephone cable repairs		
5-15			**<u>480 Redwood Ave. (Gibson Oaks)</u>**		
	2	*	Roofing		
	3	*	Window Replacement		
	3	*	ADA/Section 504 Improvements		
	2	*	Security Lighting		

	2	*	HVAC Replacement (Common Area)		
	2	*	Patio Door Lock Replacement		
	1	*	Fire alarm systems upgrade		
		*			
5-16			**626/630 I St. (Riverview Apts.)**		
	1	*	Upgrade Plumbing System		
	5	*	HVAC Replacement (Common Area)		
	1	*	Roofing		
	2	*	Window Replacement		
	3	*	ADA/Section 504 Improvements		
	5	*	Exterior Painting		
	1	*	Dual Pressure Reducing Valves		
	1	*	Upgrade Trigon entry system to Door King		
	1	*	Fire alarm systems upgrade		
5-17			**917 38Th St. (Pine Knoll)**		
	2	*	HVAC Replacement (Units)		
	2	*	HVAC Replacement (Common Area)		
	3	*	Window Replacement		
	2	*	Exterior Painting		
	1	*	Fire alarm systems upgrade		
	1	*	Replace entry doors + hardware		
	1	*	Sidewalk Repairs		
		*			
5-18			**3725 Cypress St. (Grand Casa Linda)**		
		*	Roofing		
		*	Window Replacement		

		*	HVAC Replacement (Units)		
		*	HVAC Replacement (Common Area)		
		*	Exterior Painting		
		*	Mold/Mildew Repairs		
		*			
		*			
5-19			**City Scattered Sites**		
		*	Interim Lead/Risk Assessment		
	1	*	Interim Lead Safety Measures - 33 Units		
			Roofing & Exterior Paint at the following addresses:		
	1	*	7597 Red Willow Way	$9,500	
	1	*	8000 Capistrano Way	$12,500	
	1	*	2131 62nd Avenue	$12,500	
		*	Window Replacement (all single family homes)		
	1	*	Tree Remove / Replace	$5,000	
		*	HVAC Replacement		
		*	ADA/Section 504 Improvements		
		*	Sidewalk Repairs		
		*	Door Replacement		
		*	Landscaping/Irrigation Repairs		
		*	Exterior repairs/termites		
5-20			**Substantial Rehab (River Oaks)**		
		*	Interim Lead/Risk Assessment		
	1	*	Interim Lead Safety Measures - 14 Units		
			Roofing & Exterior Paint at the following addresses:		
	1	*	3509-3511 36th St. Duplex (major dry rot)	$15,000	
	1	*	3513-3515 36th St. Duplex	$10,000	
	1	*	2221 16th Avenue	$11,500	
	1	*	2223 16th Avenue	$11,500	

		*	Window Replacement		
	3-K	*	HVAC - 3509-3515 36th Street		
	1		Tree Remove / Replace	$5,000	
		*	ADA/Section 504 Improvements		
		*	Sidewalk Repairs		
		*	Door Replacement		
		*	Landscaping/Irrigation Repairs		
		*	Exterior repairs/termites		
5-21			**Substantial Rehab**		$47
		*	Interim Lead/Risk Assessment		
	1	*	Interim Lead Safety Measures - 15 Units		
			Roofing & Exterior Paint at the following addresses:		
	1		5409 56th Street (gravel)	$10,500	
	3		6071 Wilkinson Street	$11,500	
	2		4556-68 10th Avenue (2 buildings, 4-unit complex)	$15,500	
	2	*	Window Replacement		
	1		Tree Remove / Replace	$4,000	
	4	*	HVAC Replacement		$18
	3	*	ADA/Section 504 Improvements		$28
	1	*	Sidewalk Repairs		$80
	2	*	Door Replacement		$30
	2	*	Landscaping/Irrigation Repairs		$40
	1	*	Exterior repairs/termites		$77
5-22			**Alkali Flat Multi-Family**		$84
		*	"Conversion to Section 8"		$80
5-23			**Oak Park Single Family**		$14
	2	*	Roofing at 4001 32nd Street	$11,500	
	2		Tree Remove / Replace	$4,000	

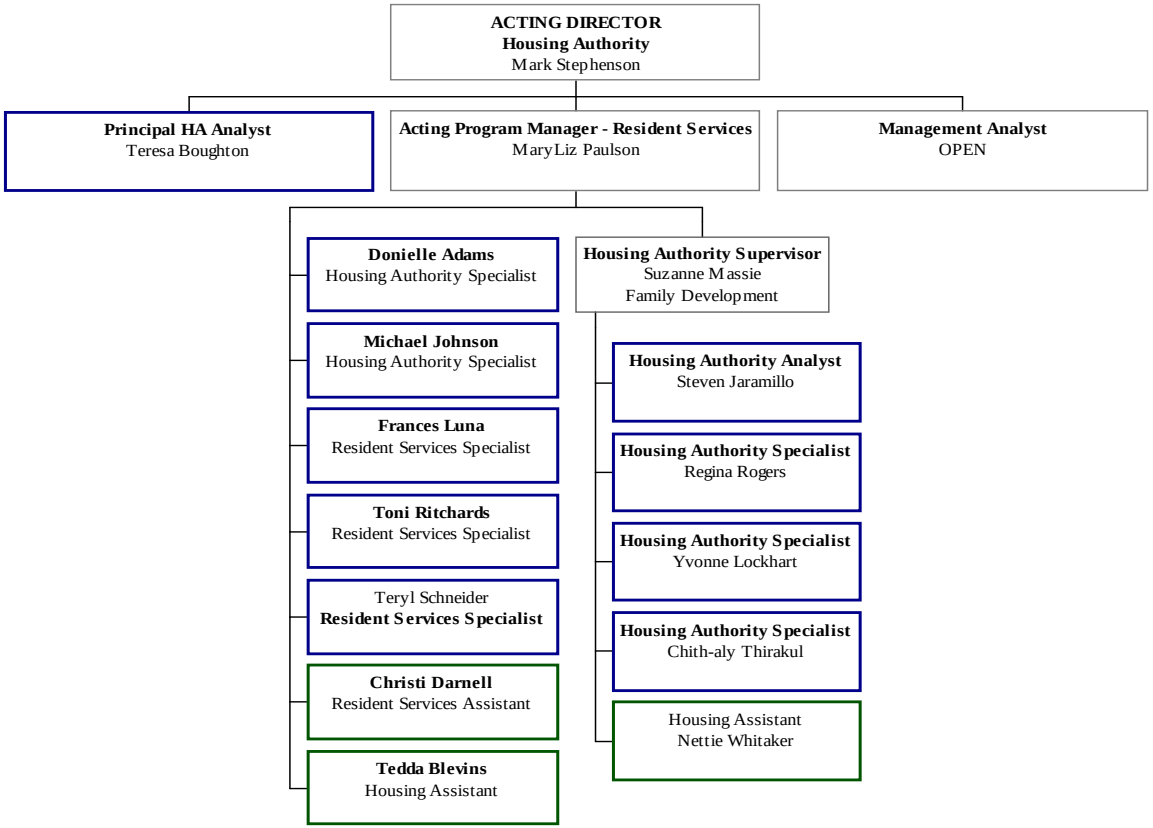
		*	Window Replacement		
		*	Exterior Painting		
		*	Parking Lot Repair/Seal/Stripe		
		*	ADA/Section 504 Improvements		
		*	Landscaping/Irrigation Repairs		
		*	HVAC Replacement		
		*			
5-24			**2910, 2912, 35Th St. (Oak Park Townhouses)**		
	1	*	Parking Lot Repair/Seal/Stripe	$15,000	
	3-P	*	HVAC Replacement		
	1	*	Paint Facia & Trim		
		*	Roofing		
		*	Exterior Painting		
		*	Parking Lot Repair/Seal/Stripe		
		*	ADA/Section 504 Improvements		
		*	Landscaping/Irrigation Repairs		
		*	Window Replacement		
		*			
5-25			**City Minor Rehab (Kennedy)**		
	1		Modernization of 4 units at 2970 2nd Ave. (Two Stories) will include the following work items:		
	1	*	Roofing (dryrot at rafter tails)		
	1	*	Siding replace (dryrot at lower perimiteer)		
	1	*	Window Replacement		
	1	*	Exterior Painting		
	3-O	*	HVAC replacement		
		*	Tree Remove / Replace	$5,000	
			Roofing & Exterior Paint at the following addresses:		
	1		2161 Berg Avenue	$11,500	
	3		4604 36th Street	$11,500	

	1		4308 36th Street	$11,500	
	2		2543 Cheryl Way	$11,500	
	2		3405 24th Avenue	$9,500	
	2		3611 23rd Avenue	$11,500	
	1		2274 Babette Way (Just Measured)	$8,000	
		*	Parking Lot Repair/Seal/Stripe		
		*	ADA/Section 504 Improvements		
		*	Landscaping/Irrigation Repairs		
		*	Interim Lead/Risk Assessment		
	1	*	Interim Lead Safety Measures - ? Units		
		*			
5-27			**Connie/Fairgrounds/West Silver Eagle**		
			100-300 Fairgrounds		
	1	*	Tree Removal - 7 trees uprooting stucco enclosure footings	$5,000	
	3	*	Parking Lot Repair/Seal/Stripe	$12,000	
		*	ADA/Section 504 Improvements		
	2	*	Roofing		
	3	*	Exterior Painting		
	2	*	Parking Lot Repair/Seal/Stripe		
	3	*	ADA/Section 504 Improvements		
	2	*	Landscaping/Irrigation Repairs		
	see devl'p	*	HVAC Replacement (Wsilver Eagle 4, Connie 3)		$20
	3	*	Window Replacement		$48
	2	*	Playground Repairs		
		*			
5-35			**City Minor Rehab**		
	1	*	Site Improvement - Tree Trimming	$4,500	
	3 -H	*	HVAC replacement		
	1	*	Interim Lead Safety Measures - 1 Unit		

		*	Install retrofit windows		
		*	New Carpet/Flooring		
		*	Roofing		
		*	Scat Sites Re-Roofing		
		*	Security Lighting		
		*	Security Gates		
		*			
5-38			**Folsom Blvd/Rio Lane**		
		*	Security Lighting		
		*	Playground Equipment		
		*	Security Patrols		
		*	Security Gates		
		*	Playground Equipment		
		*			
5-39			**Vista Arms - 2nd St/3rd Ave/4th Ave/5th Ave.**		
	1	*	Site Improvement - Tree trimming - 3635 5th Street	$3,000	
		*			
5-40			**Coral Gables/El Limon/Franklin/Western/Weymouth**		
		*	Remove Wall Around Dumpsters		
		*	Landscaping/Irrigation Repairs		
		*	ADA/Section 504 Improvements		
		*	Playground Installation		
		*	Security Back & Front Gates/Fence		
	1		Repair Building Exterior - Coral Gables		
5-41			**19th St/Amherst/Arbor Crest/Bluegate/Kelton/Lytle/Maryland/Standrich**		
		*	Install retrofit windows		
		*			
5-42			**Mandy/Meadowview**		
	3	*	Parking Lot Repair/Seal/Stripe		

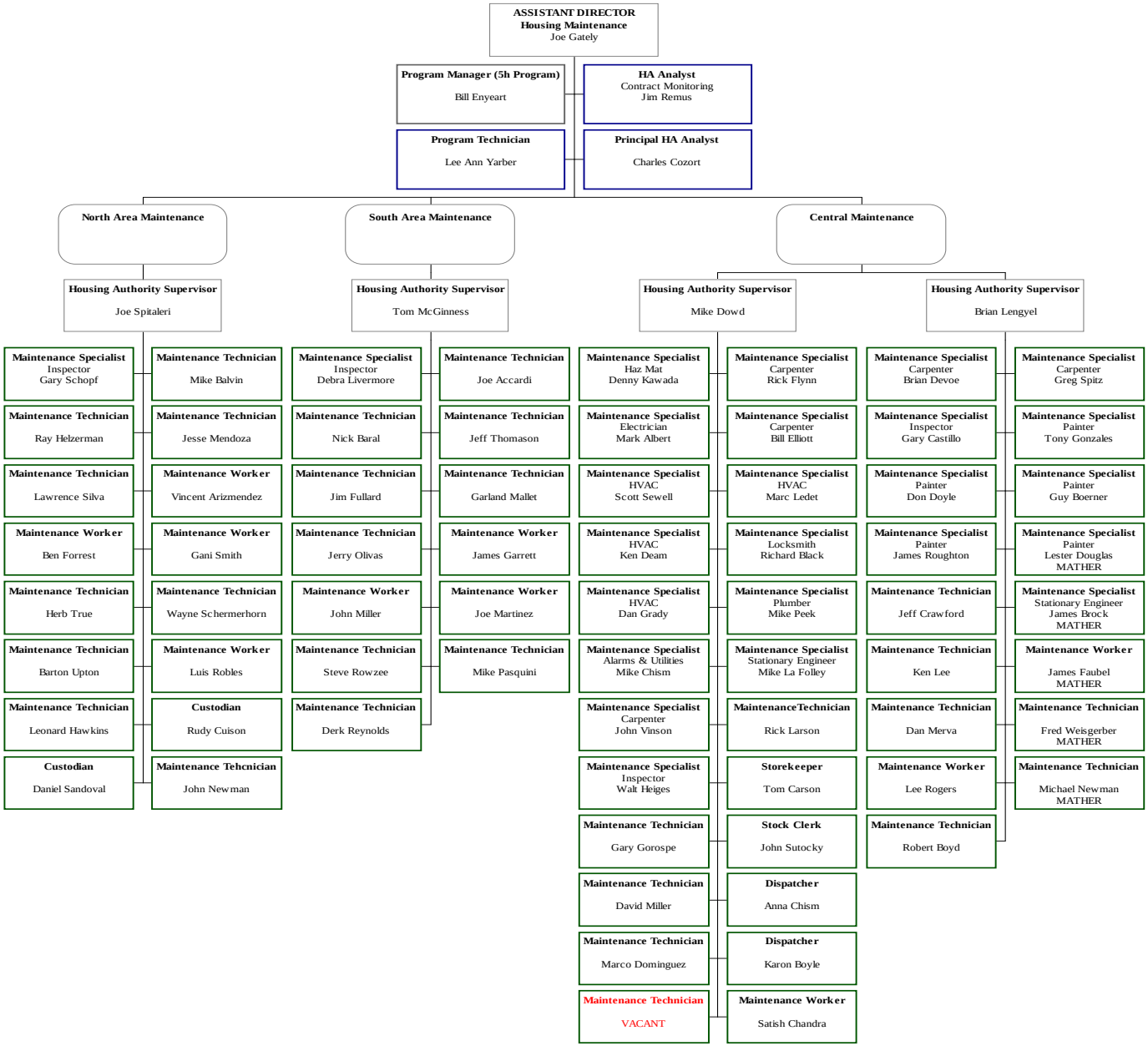
		*	Exterior Lighting (Mandy Gate)		
		*			
			SUM TOTAL	$3,341,582	

Housing Administration



September 2003

Housing Maintenance



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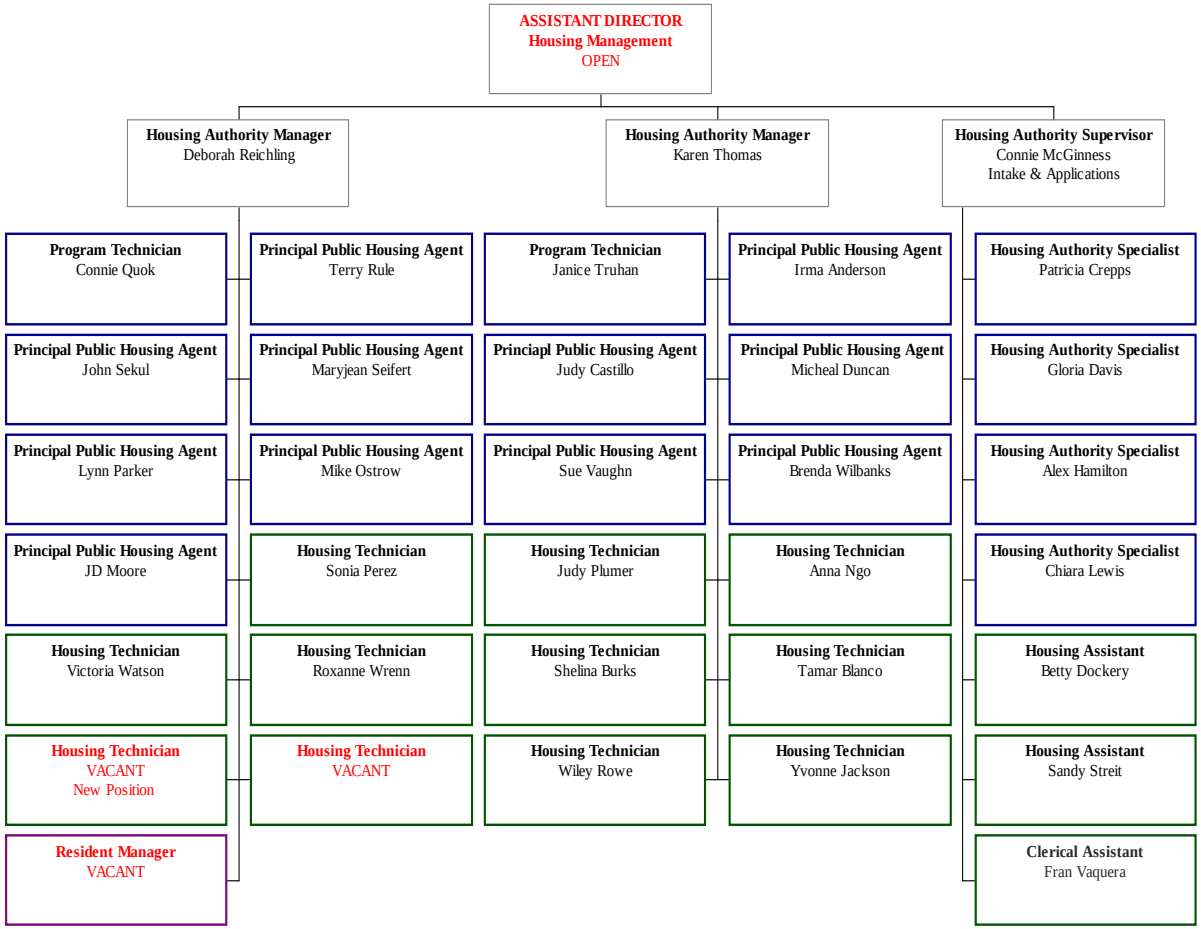
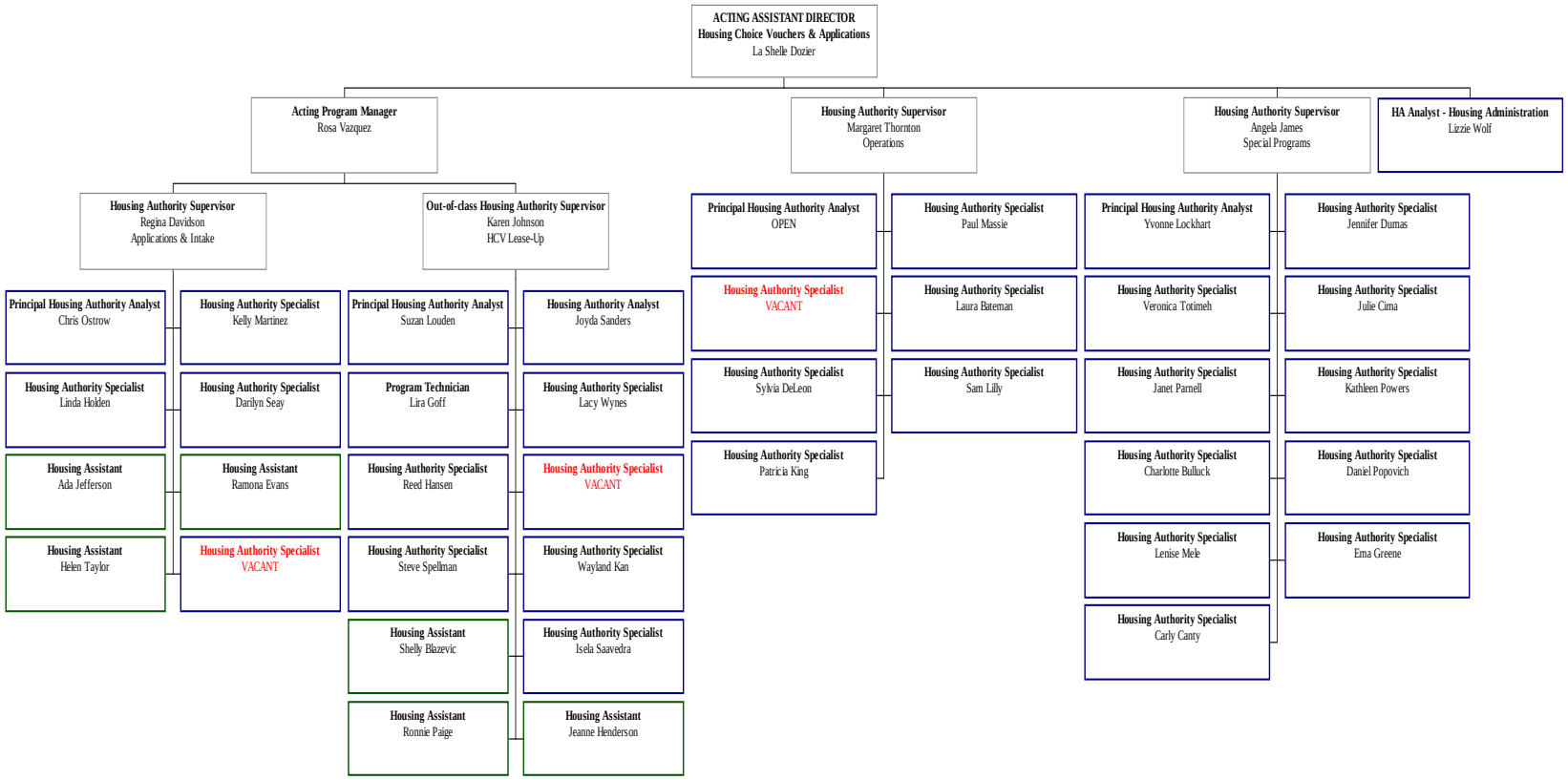
Housing Management



September 2003

Housing Choice Vouchers



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