

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

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# 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 County of Sacramento

**PHA Number:** CA007

**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)

**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:**

<input checked="" type="checkbox"/>	A. Admissions Policy for Deconcentration	51
<input checked="" type="checkbox"/>	B. FY 2004 Capital Fund Program Annual Statement	(ca007a01)
<input type="checkbox"/>	Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)	
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**Optional Attachments:**

<input checked="" type="checkbox"/>	H. PHA Management Organizational Chart	(ca007b01)
<input type="checkbox"/>	FY 2004 Capital Fund Program 5 Year Action Plan	
<input type="checkbox"/>	Public Housing Drug Elimination Program (PHDEP) Plan	
<input type="checkbox"/>	Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) See Attachment K mentioned above	
<input checked="" type="checkbox"/>	Other (List below, providing each attachment name)	
	I. Assessment of Demographic Changes with Site-based Waiting Lists	56
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**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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	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
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> 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 the A & O Policy	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing	Annual Plan: Grievance Procedures

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	A & O Policy	
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
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 <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
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	
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	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- ability	Size	Locatio n
Non-Elderly Income <= 30% of AMI	13595	5	5	5	5	5	5
Non-Elderly Income >30% but <=50% of AMI	11670	5	5	5	5	5	5
Non-Elderly Income >50% but <80% of AMI	8854	3	3	3	3	3	3
Non-Elderly Subtotal	34119						
Elderly Income <= 30% of AMI	2132	5	5	5	5	5	5
Elderly Income >30% but <=50% of AMI	1941	5	5	5	5	5	5
Elderly Income >50% but <80% of AMI	1094	3	3	3	3	3	3
Elderly Subtotal	5167						
Total Elderly and Non Elderly Income <= 30% of AMI	15727	5	5	5	5	5	5
Total Elderly and Non Elderly Income >30% but <=50% of AMI	13611	5	5	5	5	5	5

Total Elderly and Non Elderly Income >50% but <80% of AMI	9948	3	3	3	3	3	3
Grand Total	39286						
Families with Disabilities	115,695 persons	5	5	5	5	5	5
Black Non-Hispanic Households Race/Ethnicity	6905	4	4	4	4	4	4
White Non-Hispanic Households Race/Ethnicity	12,193						
Hispanic Households Race/Ethnicity	7979	4	4	4	4	4	4
Other households (total households minus white, black and Hispanic households.	12,209	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

**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)  
Adjusted for 2002 projections
- 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	4,568		
Extremely low income <=30% AMI	3,991	87%	
Very low income (>30% but <=50% AMI)	528	12%	
Low income (>50% but <80% AMI)	49	1%	
Families with children	1,316	29%	
Elderly families	405	9%	
Families with Disabilities	1,328	29%	
Ethnicity: Hispanic (as of 12/28/03)	758	17%	
Race/ethnicity-White	1,770	39%	
Race/ethnicity-Black	2,180	48%	
Race/ethnicity-Native American	141	3%	
Race/ethnicity-Asian	477	10%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,945	43%	
2 BR	1,440	31%	
3 BR	871	19%	
4 BR	229	5%	

<b>Housing Needs of Families on the Waiting List</b>			
<i>As of 7/1/03</i>			
5 BR	74	2%	
5+ BR	9	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

<b>Housing Needs of Families on the Waiting List</b>			
<i>As of 7/1/03</i>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4,806		
Extremely low income <=30% AMI	3,955	82%	
Very low income (>30% but <=50% AMI)	777	17%	
Low income (>50% but <80% AMI)	74	1%	
Families with children	1,245	26%	
Elderly families	447	9%	
Families with Disabilities	1,165	24%	
Ethnicity: Hispanic (as of 12/28/03)	645	13%	
Race/ethnicity-White	1,937	40%	
Race/ethnicity-Black	2,223	47%	
Race/ethnicity-Native American	156	3%	
Race/ethnicity-Asian	490	10%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			

<b>Housing Needs of Families on the Waiting List</b>			
<i>As of 7/1/03</i>			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 24 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> 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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2004 grants)</b>		
a) Public Housing Operating Fund	\$2,367,687 (Estimated)	
b) Public Housing Capital Fund		
2003 Capital Fund—Pending Application	\$ 995,459	
2004 Capital Fund—Pending Application	\$ 995,459	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$37,846,472	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	-0-	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
1.) 2001 County Capital Fund	1.) \$ 799,489	1.) Public Housing Capital Improvements
2.) 2002 County Capital Fund	2.) \$ 578,756	2.) Public Housing Capital Improvements
<b>3. Public Housing Dwelling Rental Income</b>		
<b>4. Other income (list below)</b>		
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$ 43,583,322</b>	

### **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 12<sup>th</sup> Street, Sacramento
  - Over the telephone 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 12<sup>th</sup> 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. We 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)

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
- 3  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)

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:  
Site # 700: Dos Rios
- 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:  
Site # 700: Dos Rios

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 12<sup>th</sup> 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)
- 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 disabled family members

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

f. Rent re-determinations:

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

- Never
- At family option
- 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 below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

d. How often are 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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	1105	200
Section 8 Vouchers	4577	687
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	26 Project Based Certificates 106 Family Unification 11 Homeownership 779 Welfare to Work <i>(105 FSS participants are disbursed throughout the above Voucher &amp; Special Purpose programs)</i>	4 16 2 117 <i>(16)</i>
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 12<sup>th</sup> 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 12<sup>th</sup> Street  
Sacramento, CA 95814

**7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

**A. Capital Fund Activities**

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

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

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

Select one:

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

-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.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Single Scat Site-4758 15 <sup>th</sup> Avenue 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>09/06/04</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/02/03 b. Projected end date of activity: 12/31/05

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

[24 CFR Part 903.7 9 (i)]

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

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

### 2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Arden Villa 1b. Development (project) number: 7005
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(23/05/03)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 52 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Crystal Gardens 1b. Development (project) number: 7005
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(23/05/03)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 16 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Fair Haven 1b. Development (project) number: 7005
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(23/051/03)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 16 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Paradise Manor 1b. Development (project) number: 7005
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(23/05/03)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 36 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> 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 an elderly and disabled designation plan along with a site-based waiting list plan after further consultation with community advocates, residents, 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>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> 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

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: \_\_\_\_\_)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: \_\_\_\_\_)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: \_\_\_\_\_)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

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

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

**PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes  No:

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

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name: Dos Rios Scattered Sites (36)	
1b. Development (project) number: CA30P007002	
1a. Development name: County Scattered Sites (55)	
1b. Development (project) number: CA30P007004	
1a. Development name: County Rehab. Units (1)	
1b. Development (project) number: CA30P007009	
1a. Development name: County Minor Rehab. Units (32)	
1b. Development (project) number: CA30P007018	
1a. Development name: County Minor Rehab. Units (1)	
1b. Development (project) number: CA30P007033	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I	
<input checked="" type="checkbox"/> 5(h)	
<input type="checkbox"/> Turnkey III	
<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program	
<input type="checkbox"/> Submitted, pending approval	
<input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (12/30/1996)	
5. Number of units affected: 125	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

## **B. Section 8 Tenant Based Assistance**

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

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

[24 CFR Part 903.7 9 (1)]

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

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target 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. )

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Janitorial Apprenticeship Program	8 per day	Interview	Resident must provide transportation	Public Housing
Painter Apprenticeship Program	8 per day	Interview	Resident must provide transportation	Public Housing
Nan McKay Learning for Life Initiative	20 per year	Sign up	On-Site	Public Housing/HCVP
River Oaks Media/Computer Lab	16 per day	Drop in	On-Site	Public Housing

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

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2004 Estimate)	Actual Number of Participants (As of: 13/06/03)
Public Housing	0	0
Section 8	86	95

- 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)

Dos Rios

**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)

Dos Rios

**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)

Dos Rios

**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)]

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)

County of Sacramento

see Attachment ca007d04

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:

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	Scattered Sites-Dos Rios (35 Units)
1b. Development (project) number:	CA30P007002
1a. Development name:	County Scattered Sites (55 Units)
1b. Development (project) number:	CA30P007004
1a. Development name:	Sacramento Co. (16 Units)
1b. Development (project) number:	CA30P007014
1a. Development name:	County Minor Rehab-River Oaks (32 Units)
1b. Development (project) number:	CA30P007018
1a. Development name:	Elk Grove Family (10 Units)
1b. Development (project) number:	CA30P007023
1a. Development name:	Sacramento County (52 Units)
1b. Development (project) number:	CA30P007036
2. What is the status of the required assessment?	<input checked="" type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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)	<input checked="" type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> 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**

The Sacramento County Housing Authority completed the analysis of its family developments to determine concentrations of poverty and determined that Dos Rios is the only family complex that was not within the Established Income Range (EIR) that could lend itself to deconcentration. Other sites were small or were scattered so did not represent concentrated areas of poverty. Affirmative marketing will target higher income families to move into this family development. Incentives will be offered to families to encourage their relocation to this site. Families on the waiting list with lower incomes will be skipped to allow families with higher incomes to move into this site, until the next annual analysis shows that the average income at this site falls within the EIR for the county.

### **B. FY 2004 Capital Fund Program Annual Statement (see separate attachment (ca007a01)).**

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

#### **Mission:**

The Sacramento County Housing Authority continues to provide decent, safe and affordable housing and rental assistance to low-income families, including seniors and disabled families. The Housing Authority is now providing housing assistance to over 4500 families through the Housing Choice Voucher (HCV) Program and to over 1100 families through the Public Housing Program.

#### **Goals:**

1. To continue to achieve highest rating through HUD's Public Housing Assessment System (PHAS)  
The Sacramento County Housing Authority of received a score of 86 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 County Housing Authority received a 73, a Standard Performer designation in the most current review 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 County Housing Authority is working with HCV and public housing participants who are interested in homeownership. To date, 11 participants have purchased homes using the 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**

<u>Member</u>	<u>Representing</u>	<u>Address</u>
Dorine Brister	Arden Villa	3241 Alta Arden, Sacramento
Evelyn Spoor	Crystal Gardens	6045 Dry Creek Road, Rio Linda
Edna Coleman	Paradise Manor	4930 El Paraiso, Sacramento
Michelle Grammar	Creekside	6029 Dry Creek Road, Rio Linda
Howard Jones	Dos Rios	321 Eliza Street, Sacramento

**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 12<sup>th</sup> 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](http://www.shra.org)
- The meeting dates were published in the resident newsletter.
- The meetings were announced at the RAB meeting.

Staff, residents, and RAB members attended the working meetings listed below. 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**  
Commission Room  
600 I Street, Sacramento

Tuesday, April 8, 2003  
2:00pm - 3:30pm  
**Capital Improvement Needs**  
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  
**Prevention Measures**  
600 I Street, Sacramento

Tuesday, April 29, 2003  
3:00pm - 4:30pm  
**Homeownership Programs &  
PHA Safety and Crime**  
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.

**G. Resident Membership of the PHA Governing Board**

The Sacramento Housing and Redevelopment Commission acts as the governing body for the Sacramento County 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 members of the Commission are appointed by the Sacramento County Board of Supervisors and five members are appointed by the Sacramento City Council. Julius Piatkowski represents the general public housing population in the County of Sacramento and Jim Hoag represents the public housing population in the City of Sacramento

**H. Management Organizational Chart (see separate attachment ca007b01)**

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

The Sacramento County Housing Authority maintains only one site-based waiting list and that is for the property located in the community of Walnut Grove. When the property was purchased, a commitment was made to the seller to provide affordable housing to the residents of Walnut Grove so a site-based waiting list exists for this site only. The Housing Authority has always used a site-based waiting list for this site. Therefore, there are no records showing a change in demographic changes before and after implementation of a site-based waiting list.

**J. Section 8 PHA Project-Based Vouchers**

The Housing Authority of the County of Sacramento has implemented the Section 8 Project-Based Voucher program. The Housing Authority intends to project-base up to 20% of the County 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 County 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 County of Sacramento has provided initial informational briefings regarding the Section 8 Homeownership program to 539 Housing Choice Voucher program participants and 11 client families have purchased homes using the Section 8 Homeownership voucher.

The Housing Authority of the County of Sacramento expects an additional 150 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 from 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 from 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 lease 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.

# PHA Plan Table Library

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

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

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

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
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 COUNTY OF SACRAMENTO	Grant Type and Number Capital Fund Program Grant No. CA30P00750104 Replacement Housing Factor Grant No.	Federal FY of Grant: <b>2004</b>
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**X Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: )**  
**Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	267,038	0	0	0
4	1410 Administration	248,955	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	375,730	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvements	365,000	0	0	0
10	1460 Dwelling Structures	1,202,825	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	30,000	0	0	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	<b>\$2,489,548</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
22	Amount of line 21 Related to LBP Activities	\$250,250			
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	\$152,550			

Signature of HA Executive Director and Date:	Signature of HUD Public Housing Director and Date:
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# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO		Grant Type and Number Capital Fund Program Grant No. CA30P00750104 Replacement Housing Factor Grant No.				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Management Improvements	Resident Initiative	1408	1	125,342	0	0	0	
	Resident Training Programs	1408	1	77,770	0	0	0	
	Security Guard Trial Project	1408	1	50,000	0	0	0	
	Youth Activities	1408	1	13,927	0	0	0	
	<b>Subtotal</b>			<b>\$267,038</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
HA-Wide Administration	Administrative Salaries	1410.1	1	103,375	0	0	0	
	Admin.-Procurement Services	1410.1	1	84,580	0	0	0	
	Travel	1410.10	1	9,000	0	0	0	
	Sundry/Advertisement/Postage	1410.19	1	7,000	0	0	0	
	Development Services Salaries	1410.2	1	30,000	0	0	0	
	LBP Inspector Salaries	1410.2	1	15,000	0	0	0	
	<b>Subtotal</b>			<b>\$248,955</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
HA-Wide Fees & Costs	Architectural/Engineering	1430.1	1	75,146	0	0	0	
	SHRA - Architect Salary	1430.1	1	90,175	0	0	0	
	Sundry Planning Costs	1430.19	1	7,515	0	0	0	
	Consulting Services	1430.2	1	45,088	0	0	0	
	Permits & Fees	1430.6	1	37,573	0	0	0	
	Construction Field Inspectors	1430.7	1	93,933	0	0	0	
	Deferred Maintenance Inspector	1430.72	1	26,301	0	0	0	
	<b>Subtotal</b>			<b>\$375,730</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
HA-Wide Relocation	Relocation Team	1495	1	30,000	0	0	0	
	<b>Subtotal</b>			<b>\$30,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO		Grant Type and Number Capital Fund Program Grant No. CA30P00750104 Replacement Housing Factor Grant No.				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Preventive Maintenance	1460	1	248,955	0	0	0	
	<b>Subtotal</b>			<b>\$248,955</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
7-01 Dos Rios	Modernization	1460	1	250,000	0	0	0	
	<b>Subtotal</b>			<b>\$250,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
7-02 Dos Rios	Interim Lead/Risk Assessment	1460	1	5,850	0	0	0	
	<b>Subtotal</b>			<b>\$5,850</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
7-04 Scattered Sites	Interim LBP Measures	1460	1	4,950				
	Roofing	1460	1	33,750	0	0	0	
	Install Retro-fit Windows	1460	1	35,450	0	0	0	
	<b>Subtotal</b>			<b>\$74,150</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
7-05 Alta Arden	Modernization	1460	1	\$260,000	0	0	0	
	<b>Subtotal</b>			<b>\$260,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
7-07 Substantial Rehab	Playground Compliance Upgrades	1450	1	51,000	0	0	0	
	Replace Decking	1460	1	34,000	0	0	0	
	<b>Subtotal</b>			<b>\$85,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
7-11 Dry Creek Rd.	Playground Compliance Upgrades	1450	1	15,000	0	0	0	
	Roofing	1460	2	11,500	0	0	0	
	<b>Subtotal</b>			<b>\$26,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
7-12 Date Avenue	Playground Compliance Upgrades	1450	1	\$40,000	0	0	0	
	<b>Subtotal</b>			<b>\$40,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO		Grant Type and Number Capital Fund Program Grant No. CA30P00750104 Replacement Housing Factor Grant No.				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
7-13 Evelyn Lane	Playground Compliance Upgrades	1450	1	15,000	0	0	0	
	Repair Deck	1460	1	30,000	0	0	0	
	Roofing	1460	1	26,900	0	0	0	
	<b>Subtotal</b>			<b>\$71,900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
7-15 Pomegranate	Playground Compliance Upgrades	1450	1	\$40,000	0	0	0	
	Parking Lot Repairs	1450	1	\$15,000	0	0	0	
	Security Lighting	1450	1	\$10,000	0	0	0	
	HVAC	1460	1	\$90,000	0	0	0	
	<b>Subtotal</b>			<b>\$155,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
7-16 Sunset Avenue	Playground Compliance Upgrades	1450	1	\$15,000	0	0	0	
	<b>Subtotal</b>			<b>\$15,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
7-17 Cassandra Way	Playground Compliance Upgrades	1450	1	\$15,000	0	0	0	
	HVAC Replacement	1460	1	\$120,000		0	0	
	<b>Subtotal</b>			<b>\$135,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
7-18 Minor Rehab	Interim LBP Measures	1460	1	\$3,150				
	Roofing	1460	1	14,000	0	0	0	
	Install Retro-fit Windows	1460	1	17,070	0	0	0	
	<b>Subtotal</b>			<b>\$34,220</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
7-21 Cook Ave.	Playground Compliance Upgrades	1450	1	\$15,000	0	0	0	
	<b>Subtotal</b>			<b>\$15,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
7-22 Whitney Avenue	Playground Compliance Upgrades	1450	1	\$12,000	0	0	0	
	<b>Subtotal</b>			<b>\$12,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
7-24 Substantial Rehab	Playground Compliance Upgrades	1450	1	\$6,000	0	0	0	
	<b>Subtotal</b>			<b>\$6,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO		Grant Type and Number Capital Fund Program Grant No. CA30P00750104 Replacement Housing Factor Grant No.				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
7-33 Minor Rehab	Parking Lot Repairs	1450	1	15,000	0	0	0	
	Security Lighting	1450	1	35,000				
	Roofing	1460	1	7,250				
	Upgrade Electrical Panels	1460	1	10,000				
	<b>Subtotal</b>			<b>\$67,250</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
7-36 Grove/Coloma	Playground Compliance Upgrades	1450	1	\$51,000	0	0	0	
	<b>Subtotal</b>			<b>\$51,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
7-38 North Crest	Playground Compliance Upgrades	1450	1	\$15,000	0	0	0	
	<b>Subtotal</b>			<b>\$15,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

<b>2004 CAPITAL FUND CONTROL SHEET - COUNTY</b>						
04:28:59 PM , 1/12/04		<b>Grant \$2,489,548</b>				
<b>CITY-WIDE</b>				<b>\$0.00</b>	<b>\$2,489,548.00</b>	<b>EXPENDED</b>
DAN	IFAS NUMBER	P.O No.	DESCRIPTION	REV.#0	REV.#0	OBLIGATED
1408	648-663-2109		Resident Initiative	\$125,341.65		
	648-663-2129-8040		Resident Training Programs	\$77,769.50		
	648-663-2129		Security Guard Trial Project	\$50,000.00		
	648-663-2129		Youth Activities	\$13,926.85	\$0.00	
1410.1	762-663-2108-4000		Administration Salaries/Benefit	\$103,375.25		
	734-663-1350-4000		Admin.-Procurement Services	\$84,579.75		
1410.10	735/648-663-2108-5330		Travel/Training Courses	\$9,000.00		
			Planned Travel			
1410.19	648-663-2108-5005		Sundry/Postage	\$7,000.00		
			Postage/FedEX			
	648-663-2108-5035		Advertising			
			Planned Sundry			
1410.2	735-663-2108		Development Services Salaries	\$30,000.00		
1410.2	764-663-2108		Lead Inspections Salaries	\$15,000.00		
1430.1	648-663-2113-8200		Architect - Engineering Fees	\$75,146.00		
	735-663-2113		SHRA - Architect Salary	\$90,175.20		
1430.2	648-663-2113-5405		Lab/Consultant Fees	\$45,087.60		
1430.6	648-663-2113-8207		Permits, Fees and Costs	\$37,573.00		
	648-663-2113-8207					
	648-663-2113-8207					
	648-663-2113-8207					
1430.7	735-663-2114-4000		Construction Inspectors	\$93,932.50		
1430.72	764-663-2111-4000		D.M. Inspections	\$26,301.10		
1430.19	648-663-2113-5015		SUNDRY (Planning costs)	\$7,514.60		
	648-663-2113-5449		Planned Sundry			
	648-663-2113-8475					
1460	648-663-XXXX-8410		Preventative Maintenance	\$248,955.00		
1495.1	648-663-2128-6025		Relocation Expenses	\$30,000.00		
	761-663-2128-4000		Salaries			
	648-663-2128-5070		Temporary Services			
	648-663-2128-6025		Planned Salaries/Expenses			

	648-663-2128-6025						
	648-663-2128-6025						
	648-663-2128-6025						
				<b>\$1,170,678.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CA 7-01 DOS RIOS</b>							
<b>DAN</b>	<b>IFAS NUMBER</b>	<b>P.O No.</b>	<b>DESCRIPTION</b>	<b>REV.#0</b>	<b>REV.#0</b>	<b>OBLIGATED</b>	<b>EXPENDED</b>
1460	648-663-2701-8410		Modernization	\$250,000.00			
				<b>\$250,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CA 7-02 DOS RIOS</b>							
<b>DAN</b>	<b>IFAS NUMBER</b>	<b>P.O No.</b>	<b>DESCRIPTION</b>	<b>REV.#0</b>	<b>REV.#0</b>	<b>OBLIGATED</b>	<b>EXPENDED</b>
1460	648-663-2701-8410		Interim Lead/Risk Assessment	\$5,850.00			
				<b>\$5,850.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CA 7-04 SCATTERED SITES</b>							
<b>DAN</b>	<b>IFAS NUMBER</b>	<b>P.O No.</b>	<b>DESCRIPTION</b>	<b>REV.#0</b>	<b>REV.#0</b>	<b>OBLIGATED</b>	<b>EXPENDED</b>
1460	648-663-2704-8410		Interim LBP Measurses	\$4,950.00			
			Roofing	\$33,750.00			
			Install Retro-fit Windows	\$35,450.00			
				<b>\$74,150.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CA 7-05 Alta Arden</b>							
<b>DAN</b>	<b>IFAS NUMBER</b>	<b>P.O No.</b>	<b>DESCRIPTION</b>	<b>REV.#0</b>	<b>REV.#0</b>	<b>OBLIGATED</b>	<b>EXPENDED</b>
1450	648-663-2705-8080		SITE IMPROVEMENTS				
			Parking Lot Repairs				
1460	648-663-2705-8410		DWELLING STRUCTURES				
			Modernization	\$260,000.00			
				<b>\$260,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CA 7-7 Substantial Rehab</b>							
<b>DAN</b>	<b>IFAS NUMBER</b>	<b>P.O No.</b>	<b>DESCRIPTION</b>	<b>REV.#0</b>	<b>REV.#0</b>	<b>OBLIGATED</b>	<b>EXPENDED</b>
1450	648-663-2507-8490		Playground Compliance Upgrades	\$51,000.00			
1460	648-663-2507-8410		Replace Decking	\$34,000.00			
				<b>\$85,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CA 7-11 DRY CREEK ROAD</b>							
<b>DAN</b>	<b>IFAS NUMBER</b>	<b>P.O No.</b>	<b>DESCRIPTION</b>	<b>REV.#0</b>	<b>REV.#0</b>	<b>OBLIGATED</b>	<b>EXPENDED</b>
1450	648-663-2711-8490		Playground Compliance Upgrades	\$15,000.00			
1460			Roofing	\$11,500.00			
				<b>\$26,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CA 7-12 Date Avenue</b>							
<b>DAN</b>	<b>IFAS NUMBER</b>	<b>P.O No.</b>	<b>DESCRIPTION</b>	<b>REV.#0</b>	<b>REV.#0</b>	<b>OBLIGATED</b>	<b>EXPENDED</b>
1450	648-663-2712-8490		Playground Compliance Upgrades	\$40,000.00			
				<b>\$40,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

<b>CA 7-13 Evelyn Lane</b>							
<b>DAN</b>	<b>IFAS NUMBER</b>	<b>P.O No.</b>	<b>DESCRIPTION</b>	<b>REV.#0</b>	<b>REV.#0</b>	<b>OBLIGATED</b>	<b>EXPENDED</b>
1450	648-663-2713-8490		Playground Compliance Upgrades	\$15,000.00			
1460	648-663-2713-8410		Repair Deck	\$30,000.00			
			Roofing	\$26,900.00			
				<b>\$71,900.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CA 7-15 Pomegranate</b>							
<b>DAN</b>	<b>IFAS NUMBER</b>	<b>P.O No.</b>	<b>DESCRIPTION</b>	<b>REV.#0</b>	<b>REV.#0</b>	<b>OBLIGATED</b>	<b>EXPENDED</b>
1450	648-663-2715-8490		Playground Compliance Upgrades	\$40,000.00			
1450	648-663-2715-8410		Parking Lot Repairs	\$15,000.00			
1450			Security Lighting	\$10,000.00			
1460			HVAC	\$90,000.00			
				<b>\$155,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CA 7-16 Sunset Ave</b>							
<b>DAN</b>	<b>IFAS NUMBER</b>	<b>P.O No.</b>	<b>DESCRIPTION</b>	<b>REV.#0</b>	<b>REV.#0</b>	<b>OBLIGATED</b>	<b>EXPENDED</b>
1450	648-663-2712-8490		Playground Compliance Upgrades	\$15,000.00			
				<b>\$15,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CA 7-17 Cassandra Way</b>							
<b>DAN</b>	<b>IFAS NUMBER</b>	<b>P.O No.</b>	<b>DESCRIPTION</b>	<b>REV.#0</b>	<b>REV.#0</b>	<b>OBLIGATED</b>	<b>EXPENDED</b>
1450	648-663-2712-8490		Playground Compliance Upgrades	\$15,000.00			
			HVAC Replacement	\$120,000.00			
				<b>\$135,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CA 7-18 Minor Rehab</b>							
<b>DAN</b>	<b>IFAS NUMBER</b>	<b>P.O No.</b>	<b>DESCRIPTION</b>	<b>REV.#0</b>	<b>REV.#0</b>	<b>OBLIGATED</b>	<b>EXPENDED</b>
1460	648-663-2718-8410		Interim LBP Measures	\$3,150.00			
			Roofing	\$14,000.00			
			Install Retro-fit Windows	\$17,070.00			
				<b>\$34,220.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CA 7-21 Cook Ave.</b>							
<b>DAN</b>	<b>IFAS NUMBER</b>	<b>P.O No.</b>	<b>DESCRIPTION</b>	<b>REV.#0</b>	<b>REV.#0</b>	<b>OBLIGATED</b>	<b>EXPENDED</b>
1450	648-663-2721-8490		Playground Compliance Upgrades	\$15,000.00			
				<b>\$15,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CA 7-22 Whitney Ave.</b>							
<b>DAN</b>	<b>IFAS NUMBER</b>	<b>P.O No.</b>	<b>DESCRIPTION</b>	<b>REV.#0</b>	<b>REV.#0</b>	<b>OBLIGATED</b>	<b>EXPENDED</b>
1450	648-663-2722-8490		Playground Compliance Upgrades	\$12,000.00			
				<b>\$12,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CA 7-24 Substantial Rehab</b>							
<b>DAN</b>	<b>IFAS NUMBER</b>	<b>P.O No.</b>	<b>DESCRIPTION</b>	<b>REV.#0</b>	<b>REV.#0</b>	<b>OBLIGATED</b>	<b>EXPENDED</b>
1450	648-663-2724-8490		Playground Compliance Upgrades	\$6,000.00			
				<b>\$6,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

<b>CA 7-33 Minor Rehab</b>							
DAN	IFAS NUMBER	P.O No.	DESCRIPTION	REV.#0	REV.#0	OBLIGATED	EXPENDED
1460	648-663-2733-8410		Parking Lot Repairs	\$15,000.00			
			Security Lighting	\$35,000.00			
			Roofing	\$7,250.00			
			Upgrade Electrical Panels	\$10,000.00			
				<b>\$67,250.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CA 7-36 Grove/Columa</b>							
DAN	IFAS NUMBER	P.O No.	DESCRIPTION	REV.#0	REV.#0	OBLIGATED	EXPENDED
1450	648-663-2722-8490		Playground Compliance Upgrades	\$51,000.00			
				<b>\$51,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CA 7-38 North Crest</b>							
DAN	IFAS NUMBER	P.O No.	DESCRIPTION	REV.#0	REV.#0	OBLIGATED	EXPENDED
1450	648-663-2722-8490		Playground Compliance Upgrades	\$15,000.00			
				<b>\$15,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>2003 CFP COUNTY - SUMMARY</b>							
						Expended	
	<b>Development Account #</b>	REV.#0	REV.#0	Obligated		\$0.00	
	CITY-WIDE	\$1,170,678.00	\$0.00	\$0.00		\$0.00	
	CA 7-01 Dos Rios	\$250,000.00	\$0.00	\$0.00		\$0.00	
	CA 7-02 DOS RIOS	\$5,850.00	\$0.00	\$0.00		\$0.00	
	CA 7-04 Scattered Sites	\$74,150.00	\$0.00	\$0.00		\$0.00	
	CA 7-05 Alta Arden	\$260,000.00	\$0.00	\$0.00		\$0.00	
	CA 7-07 Substantial Rehab	\$85,000.00	\$0.00	\$0.00		\$0.00	
	CA 7-11 Dry Creek Road	\$26,500.00	\$0.00	\$0.00		\$0.00	
	CA 7-12 Date Avenue	\$40,000.00	\$0.00	\$0.00		\$0.00	
	CA 7-13 Evelyn Lane	\$71,900.00	\$0.00	\$0.00		\$0.00	
	CA 7-15 Pomegranate	\$155,000.00	\$0.00	\$0.00		\$0.00	
	CA 7-16 Sunset Ave	\$15,000.00	\$0.00	\$0.00		\$0.00	
	CA 7-17 Cassandra Way	\$135,000.00	\$0.00	\$0.00		\$0.00	
	CA 7-18 Minor Rehab	\$34,220.00	\$0.00	\$0.00		\$0.00	
	CA 7-21 Cook Ave.	\$15,000.00	\$0.00	\$0.00		\$0.00	
	CA 7-22 Whitney Ave.	\$12,000.00	\$0.00	\$0.00		\$0.00	
	CA 7-24 Substantial Rehab	\$6,000.00	\$0.00	\$0.00		\$0.00	
	CA 7-33 Minor Rehab	\$67,250.00	\$0.00	\$0.00		\$0.00	
	CA 7-36 Grove/Columa	\$51,000.00	\$0.00	\$0.00		\$0.00	
	CA 7-38 North Crest	\$15,000.00	\$0.00	\$0.00		\$0.00	
		<b>\$2,489,548.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>	

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 Improve						
4	1410 Administration						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvements						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment						
12	1470 Nondwelling Structure						
13	1475 Nondwelling Equip						
14	1485 Demolition						
15	1490 Replacement Reserve						
16	1492 Moving to Work						
17	1495.1 Relocation Costs						
18	1499 Development Activities						
19	1501 Collateralization						
20	1502 Contingency						
<b>21</b>	<b>Amount of Annual Grant:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		

YEAR 2	YEAR 3	YEAR 4	YEAR 5
2004 CAPITAL FUND	2005 CAPITAL FUND	2006 CAPITAL FUND	2007 CAPITAL FUND
\$2,489,548	\$2,489,548	\$2,489,548	\$2,489,548
Resident Initiatives	Resident Initiatives	Resident Initiatives	Resident Initiatives
\$3,405	\$3,405	\$3,405	\$3,405
Resident Employment Training	Resident Employment Training	Resident Employment Training	Resident Employment Training
\$142,722	\$142,722	\$142,722	\$142,722
Security Guard Trial Project			
\$50,000	\$50,000	\$50,000	\$50,000
Youth Activities	Youth Activities	Youth Activities	Youth Activities
\$52,827	\$52,827	\$52,827	\$52,827
Administration	Administration	Administration	Administration
\$243,584	\$243,584	\$243,584	\$243,584
Architects/Techs/Consultants	Architects/Techs/Consultants	Architects/Techs/Consultants	Architects/Techs/Consultants
\$375,730	\$375,730	\$375,730	\$375,730
Relocation Team/Materials	Relocation Team/Materials	Relocation Team/Materials	Relocation Team/Materials
\$97,300	\$97,300	\$97,300	\$97,300
<b>CA 7-1 Dos Rios</b>	<b>CA 7-1 Dos Rios</b>	<b>CA 7-2 Dos Rios Scat Sites</b>	<b>CA 7-2 Dos Rios Scat Sites</b>
Modernization	Modernization	Interim Lead/Risk Assesmer	Interim Lead/Risk Assesmen
\$528,365	\$639,816	\$5,850	\$5,850
<b>CA 7-2 Dos Rios Scat Sites</b>	Deferred Maintenance	<b>CA 7-3 Dos Rios</b>	<b>CA 7-4 County Scat Sites</b>
Interim Lead/Risk Assesmer	\$248,954	<b>CA 7-4 County Scat Sites</b>	Interim Lead/Risk Assesmen
\$5,850	<b>CA 7-2 Dos Rios Scat Sites</b>	Interim Lead/Risk Assesmer	\$4,950
<b>CA 7-4 County Scat Sites</b>	Interim Lead/Risk Assesmer	\$4,950	Tree Trim-Replace
Interim Lead/Risk Assesmer	\$5,850	Roofing	\$10,000
\$4,950	<b>CA 7-3 Dos Rios</b>	\$10,000	Install Retro-fit Windows
Roofing	<b>CA 7-4 County Scat Sites</b>	Install Retro-fit Windows	\$35,400
\$33,750	Interim Lead/Risk Assesmer	\$35,450	Modernization
Install Retro-fit Windows	\$4,950	Modernization	\$361,414
\$35,450	Roofing	\$361,414	<b>CA 7-5 County Senior Adult</b>
<b>CA 7-7 Substantial Rehab</b>	\$33,750	<b>CA 7-5 County Senior Adult</b>	Modernization
Replace Decking	Install Retro-fit Windows	Modernization	\$368,013
\$34,000.00	\$35,450	\$367,963	Deferred Maintenance
Playground Compliance Upgra	<b>CA 7-7 Substantial Rehab</b>	Deferred Maintenance	\$62,238
\$51,000	Security Lighting	\$62,238	<b>CA 7-7 Substantial Rehab</b>
<b>CA 7-11 Dry Creek Rd.</b>	\$10,000.00	<b>CA 7-7 Substantial Rehab</b>	Modernization
Playground Compliance Upgra	<b>CA 7-8 Beech/Engle/Dewey/S</b>	Modernization	\$469,187
\$15,000	Parking Lot Repairs	\$469,187	<b>CA 7-16 Sunset Ave</b>
Roofing	\$15,000	<b>CA 7-16 Sunset Ave</b>	Deferred Maintenance
\$11,500	Flooring Replacement	Deferred Maintenance	\$62,238
<b>CA 7-12 Date Avenue</b>	\$294,000	\$62,238	<b>CA 7-18 County Minor Rehab</b>
Playground Compliance Upgra	<b>CA 7-9 Substantial Rehab</b>	<b>CA 7-18 County Minor Rehab</b>	Interim Lead/Risk Assesmen
\$40,000	Install Retro-fit Windows	Interim Lead/Risk Assesmer	\$3,150
<b>CA 7-13 Evelyn Lane</b>	\$3,500	\$3,150	Install Retro-fit Windows
Roofing	<b>CA 7-11 Dry Creek Rd.</b>	Install Retro-fit Windows	\$17,060
\$26,900	Roofing	\$17,060	<b>CA 7-21 Cook Ave.</b>
Repair Deck	\$11,500	<b>CA 7-21 Cook Ave.</b>	Deferred Maintenance
\$30,000	<b>CA 7-12 Date Avenue</b>	Deferred Maintenance	\$62,240
Playground Compliance Upgra	Security Gates	\$62,240	<b>CA 7-22 Whitney Ave.</b>

	\$15,000	\$100,000	<b>CA 7-22 Whitney Ave.</b>	Deferred Maintenance	
<b>CA 7-14 Elk Grove Road</b>	Accessible Parking Places	Deferred Maintenance			\$62,240
Deferred Maintenance		\$12,000		\$62,240	
	\$62,268	<b>CA 7-14 Elk Grove Road</b>	<b>TOTAL</b>		<b>TOTAL</b>
<b>CA 7-15 Pomegranate</b>	Security Parking Lot Lighting		<b>\$2,489,548</b>		<b>\$2,489,548</b>
HVAC Replacement		\$30,000			
	\$90,000	Tree Trim/Removal & Replacement			
Parking Lot Repairs		\$10,000			
	\$15,000	<b>CA 7-15 Pomegranate</b>			
Playground Compliance Upgra	Tree Trim/Removal & Replacement				
	\$40,000	\$10,000			
Security Lighting	<b>CA 7-17 Cassandra Way</b>				
	\$10,000	Tree Trim/Removal & Replacement			
<b>CA 7-16 Sunset Ave</b>		\$13,000			
Playground Compliance Upgra	<b>CA 7-18 County Minor Rehab</b>				
	\$15,000	Interim Lead/Risk Assesment			
<b>CA 7-17 Cassandra Way</b>		\$3,150			
Playground Compliance Upgra	Roofing				
	\$15,000	\$14,000			
HVAC Replacement	Install Retro-fit Windows				
	\$120,000	\$17,060			
<b>CA 7-18 County Minor Rehab</b>	<b>CA 7-19 Laguna Creek #1</b>				
Interim Lead/Risk Assessem	Playground Compliance Upgrades				
	\$3,150	\$12,000			
Roofing	<b>TOTAL</b>				
	\$14,000	<b>\$2,489,548</b>			
Install Retro-fit Windows					
	\$17,070				
<b>CA 7-19 Laguna Creek #1</b>					
Deferred Maintenance					
	\$62,238				
<b>CA 7-20 Laguna Creek</b>					
Deferred Maintenance					
	\$62,239				
<b>CA 7-21 Cook Ave.</b>					
Playground Compliance Upgrades					
	\$15,000				
<b>CA 7-22 Whitney Ave.</b>					
Playground Compliance Upgrades					
	\$12,000				
<b>CA 7-24 Substantial Rehab</b>					
Playground Compliance Upgrades					
	\$6,000				
<b>CA 7-33 County Minor Rehab</b>					
Roofing					
	\$7,250				
Parking Lot Repairs					
	\$15,000				
Security Lighting					
	\$35,000				
Upgrade Electrical Panels					
	\$10,000				

**CA 7-36 Grove/Columa**

Playground Compliance Upgrades  
\$51,000

**CA 7-38 North Crest**

Playground Compliance Upgrades  
\$15,000

**TOTAL**  
**\$2,489,548**

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<u>Cal No.</u>	<u>Priority</u>	<u>LOCATION &amp; WORK ITEM</u>	<u>Estimated Costs</u>
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Agency-  
Wide

**Management Improvements/Resident Initiatives**

*	Resident Initiatives	
*	Resident Employment Training (Painting)	
*	Resident Employment Training (Custodial, etc.)	
*	Security Guard Trial Project	
*	Youth Activities	
*	Housing Authority Vehicles	
*	Preventive Maintenance Activity	
24%	Expansion of Job Training Program	\$ 250,000
24%	Funding for SHRA Individual Development Ac	\$ 250,000
6%	Financial Literacy Training for Residents	\$ 65,000
13%	Expanding Parenting/Life Skills Program	\$ 135,000
5%	Establishing Neighborhood Networks (Comput	\$ 50,000
1%	Upgrading Resident Committee Computers	\$ 15,000
7%	Scholarship program for resident students	\$ 75,000
4%	Furnishings upgrades	\$ 45,000
3%	Equipment for Resident Committee offices	\$ 30,000
12%	Resident Owned Business Program	\$ 120,000
<hr/>		
100%		

7-1

**Dos Rios - 321 Eliza**

*	Interim Lead/Risk Assessment	
<b>#1</b>	Playground Repairs & Compliance	\$25,000
*	Additional Security Street Lighting	
*	Upgrade Sewer Cleanouts and Water Shut-Off Valves	
*	Upgrade Sewer Main Lines	
*	Upgrade Plumbing Main Supply Lines	
*	ADA/Section 504 Improvements	
*	Landscaping/Irrigation Improvements	
*	Mod/HVAC (about 130 left to do)	
*	Tree trimming (on-going)	
*		

7-2

**Dos Rios 50 Scattered Sites**

**Alder/Belden/Branch/Cypress/Dry Creek Rd**

5	* Install storage sheds in back yards	
5	* Install security flood lights @ back of houses	
1	* Interim Lead/Risk Assessment	
1	* Interim Lead Safety Measures - 37 Units	
5	* HVAC	
3	* ADA/Section 504 Improvements	
2	* Exterior Painting	

- 2 \* Tree Trimming
- 2 \* Sidewalk/Driveway Repairs
- 2 \* Roofing
- 2 \* Window Replacement/Upgrade
- 1 \* **Mod/HVAC**

7-3

**Dos Rios - 321 Eliza, (7-2B)**

- \* Interim Lead/Risk Assessment

7-4

**County Scattered Sites**

		2602 - 2707 El Parque Circle	
<b>3-E</b>	*	HVAC Replacement	\$87,500
<b>1</b>	*	Tree Remove/Replace	\$4,000
		<b><u>Roofing &amp; Exterior Paint at the following addresses:</u></b>	
<b>1</b>	*	6112 Leola Way	\$12,500
<b>1</b>	*	9925 Redstone Way	\$11,500
<b>3</b>	*	2264 El Manto Drive	\$10,500

- 1** \* Interim Lead Measures - 30 Units
- \* Window Replacement/Upgrade
- \* Upgrade Plumbing
- \* Tree trimming/removal

7-5

**Alta Arden/Dry Creek/Fair Oaks/El Pariaso**

See devel'p

- \* HVAC (FairOaks 2, Alta Arden 1)
- 3** \* 4930 El Paraiso Avenue - Asphalt Parking  
Lot: patch, seal , stripe
- 2 -D** \* 4930 El Paraiso Avenue - HVAC Replacement
- 1** \* Tree Remove/Replace \$5,000
- \* Sidewalk Repairs
- \* ADA/Section 504 Improvements
- \* Exterior Painting
- \* Security Lighting
- 1** \* Alta Arden roofing

7-7

**Shupe/Tiara/Bell/Mariposa**

- \* Deck Repairs
- \* Upgrade Playground
- 1** \* HVAC Replacement (3050 Bell 1,Shupe,Tiara 5 ,Marip, 3)
- \* Security Lighting
- \* Playground Equipment
- \* Retaining Wall Repairs
- \* Roofing
- \* ADA/Section 504 Improvements
- \* Sidewalk Repairs
- \* Fencing
- \* Bath exhaust fans
- \*

7-8

**Beech/Manzanita/Engle/Bell/Dewey & Southwest**

**S/W & Dewey**

<i>1-B</i>	*	5100-5101 Southwest Avenue - HVAC Replac	\$19,200
<i>3</i>	*	5100-5101 Southwest Avenue - Parking lot Asphalt patch, seal, stripe	
<i>3</i>	*	5731 -45 Dewey - Parking lot Asphalt patch, seal, stripe	
<i>2</i>	*	5731 - 45 Dewey - Playground replacement	\$25,000
<i>1-A</i>	*	5731 - 45 Dewey - HVAC replacement	\$22,400
<i>1</i>	*	South West & Dewey - Tree Removal / Replac	\$2,000
<i>2</i>	*	Parking Lot Repair/Seal/Stripe	
<i>1</i>	*	HVAC Replacement (Beech, 1517 Bell, Engle)	\$87,500
<i>2</i>	*	Flooring Replacement	
<i>2</i>	*	Roofing	
<i>1</i>	*	Playground Equipment Repairs	
<i>2</i>	*	Window Replacement/Upgrade	
<i>2</i>	*	Air Infiltration Maintenance	
<i>2</i>	*	Security Porch Lighting	
<i>2</i>	*	Tree Removal/Replace	
<i>2</i>	*	Security Screen Doors	
<i>2</i>	*	Security Site Lighting	
<i>2</i>	*	Asphalt Seal/Stripe	
<i>3</i>	*	New Playground Area	
<i>3</i>	*	Exterior Painting	
<i>3</i>	*	ADA/Section 504 Improvements	
<i>3</i>	*	Landscaping/Irrigation Improvements	
<i>3</i>	*	Tree Removal/Replace	
<i>1</i>	*	Sidewalk Repairs	
	*		

7-9

**Substantial Rehab - Elkhorn**

<i>3</i>	*	Tree Removal/Replace	
<i>5</i>	*	Security Lighting	
<i>3</i>	*	Roofing	
<i>2</i>	*	Window Replacement/Upgrade	
<i>3</i>	*	Landscaping/Irrigation Improvements	
<i>2</i>	*	Parking lot repairs	
<i>3</i>	*	ADA/Section 504 Improvements	
<i>1</i>	*	Repair 2nd Floor Decks	
<i>2</i>	*	HVAC replacement	
	*		

7-11

**Dry Creek Rd. (Family)**

<i>2</i>	*	Exterior Painting	
<i>1</i>	*	Playground Compliance Upgrades	
<i>2</i>	*	Roofing	
<i>3</i>	*	ADA/Section 504 Improvements	

- 2 \* Parking Lot Repair/Seal/Stripe
- 3 \* HVAC replacement
- \*

**7-12**

**Date Ave**

- 1 \* Playground Compliance Upgrades
- 2 \* Exterior Painting
- 3 \* ADA/Section 504 Improvements
- 2 \* Landscaping/Irrigation Improvements
- 1 \* Accessible Parking
- 2 \* Roofing
- 1 \* Parking lot repairs
- 3 \* HVAC replacement
- \*

**7-13**

**1160 Evelyn Lane**

- 1 \* Playground Compliance Upgrades
- 2 \* Roofing
- 3 \* ADA/Section 504 Improvements
- 2 \* Exterior Painting
- 1 \* Sidewalk Repairs
- 3 \* HVAC replacement

**7-14**

**9205 Elk Grove Blvd.**

- \* Tree Removal/Replace
- \* Repair Deck
- \* Security Lighting
- \* Security Parking Lot Lighting
- \* Upgrade Playground Equipment
- \* Window Replacement/Upgrade
- 3-F** \* HVAC Replacement
- \* Roofing
- \* ADA/Section 504 Improvements
- \* Landscaping/Irrigation Improvements
- \*
- \*

**7-15**

**6601 Pomegranate Ave.**

- 2 \* Playground replacement - \$40,000
- 3 \* Parking lot Asphalt patch, seal, stripe
- \* Security Lighting
- \* Sidewalk Repairs
- \* Security Lighting
- \* Tree Trimming
- \* Roofing
- \* Exterior Painting
- \* Landscaping/Irrigation Improvements

	*		
	*		
<b>7-16</b>		<b><u>7501 Sunset Ave.</u></b>	
	3	* Playground Compliance Upgrades	
	3	* Roofing	
	2	* Exterior Painting	
	3	* ADA/Section 504 Improvements	
	3	* Landscaping/Irrigation Improvements	
	1	* Retaining wall @ rear of property	
	2	* HVAC Replacement	

<b>7-17</b>		<b><u>Cassandra Way</u></b>	
		<b><u>9561-9601 Cassandra</u></b>	
	1	* Parking lot Asphalt patch, seal, stripe	\$15,000
	1	* Tree removal (10)	\$10,000
	3	* Upgrade Kitchen lighting (20 units)	\$10,000
	1-C	* HVAC Replacement	\$32,000
		* Security Lighting	
		* Upgrade Kitchen Lighting	
		* Upgrade Playground	
		* Security Screen Doors	
		* Sidewalk/Concrete Repairs	
		* Exterior Painting	
		* Roofing	
		* Landscaping/Irrigation Improvements	
		*	

<b>7-18</b>		<b><u>County Minor Rehab (River Oaks)</u></b>	
	1	* Interim Lead Safety Measures - 12 Units	
		* Tree Removal/Replace	
	1	* 5709 Mascot Avenue - Roof Replacement & ex	\$12,500
		* Install retrofit windows	
		* HVAC Replacement	
		* ADA/Section 504 Improvements	
		* Landscaping/Irrigation Improvements	
		*	
		*	

<b>7-19</b>		<b><u>Laguna #1 - Bruceville Rd</u></b>	
		* Exterior Painting	
		* ADA/Section 504 Improvements	
		* Landscaping/Irrigation Improvements	
		* Roofing	
		*	

<b>7-20</b>		<b><u>Laguna #2 - Bruceville Rd</u></b>	
		* Exterior Painting	

- \* ADA/Section 504 Improvements
- \* Landscaping/Irrigation Improvements
- \*
- \*

7-21

**7551 Cook Ave.**

- \* Exterior Painting
- \* ADA/Section 504 Improvements
- \* Landscaping/Irrigation Improvements
- \* Parking Lot Repairs
- \*

7-22

**4741 Whitney Ave.**

- 2 \* Exterior Painting
- 3 \* ADA/Section 504 Improvements
- 3 \* Landscaping/Irrigation Improvements
- 2 \* HVAC Replacement
- \*

7-23

**9353 Elk Grove/Florin**

- \* Playground Compliance Upgrades
- \* Exterior Painting
- \* ADA/Section 504 Improvements
- \* Landscaping/Irrigation Improvements

7-24

**Sunrise/Roseville Rd./48Th Ave.**

- 1* \* 3929 48th Avenue - Perimeter Block Wall - 10€ \$53,000
- 3-N* \* 3929 48th Avenue - HVAC Replacement \$60,000
- \* Parking Lot Repairs
- \* Playground Upgrades Badly needed
- \* Fix & Upgrade Security Entry Gates
- \* Security Lighting in Back
- \* Upgrade Playground Equipment
- \*

7-33

**Perry/El Parque/Lang /Portsmouth/Renick/Dain/S. Whiterock**

		<b><u>2970 Portsmouth Drive</u></b>	
<i>3</i>	*	Parking lot Asphalt patch, seal, stripe	
		<b><u>2909 - 19 Dain Court</u></b>	
<i>1</i>	*	Parking lot Asphalt patch, seal, stripe	\$5,000
		<b><u>6433 Lang Avenue</u></b>	
<i>3-L</i>	*	HVAC Replacement	
		<b><u>4530 Perry Avenue</u></b>	
<i>1</i>	*	Parking lot Asphalt patch, seal, stripe	\$8,000
<i>3-G</i>	*	HVAC Replacement	
		<b><u>5201 / 59 Young Street</u></b>	
<i>3-M</i>	*	HVAC Replacement	
		<b><u>10380/82 S. White Rock Road</u></b>	
<i>1</i>	*	Parking lot Asphalt patch, seal, stripe	\$3,500

	3	*	Window Replacement/Upgrade	
	2	*	Roofing	
	2	*	Concrete Repair	
	2	*	Playground Equipment	
	2	*	Security Lighting	
	3	*	HVAC Replacement	
	1	*	LBP interim controls	
	2	*	Concrete trash enclosures	
<b>7-36</b>			<b><u>Coloma/Grove/Gunn/Main/Walegra</u></b>	
	3	*	Playground Compliance Upgrades	
	2	*	Tree Removal/Replace	
	1	*	Main Ave. erosion control	
	3	*	HVAC replacement (Walerga, Gunn, Main)	
		*		
<b>7-37</b>			<b><u>Young St.</u></b>	
		*	Upgrade Playground Area	
	<b>3-M</b>	*	HVAC Replacement	
		*		
<b>7-38</b>			<b><u>41st/42nd/Northcrest</u></b>	
		*	Northcrest water penetration repairs	
			Northcrest laundry room remodel	\$1,596,100
	4		HVAC Replacement	

COMMENTS

*expand existing programs by 100%*  
*IDA accounts up to \$10,000 per participant*  
*training costs*  
*expand pilot program to large developments*  
*computer hardware/software costs for large developments*  
*computer hardware/software costs for RC offices*  
*scholarships up to \$5,000 per student for college costs*  
*misc furnishings to replace worn furniture in community spaces*  
*small copiers/fax machines etc. for RC offices*  
*training and consulting costs to assist residents in establishing businesses*  
\$ 1,035,000





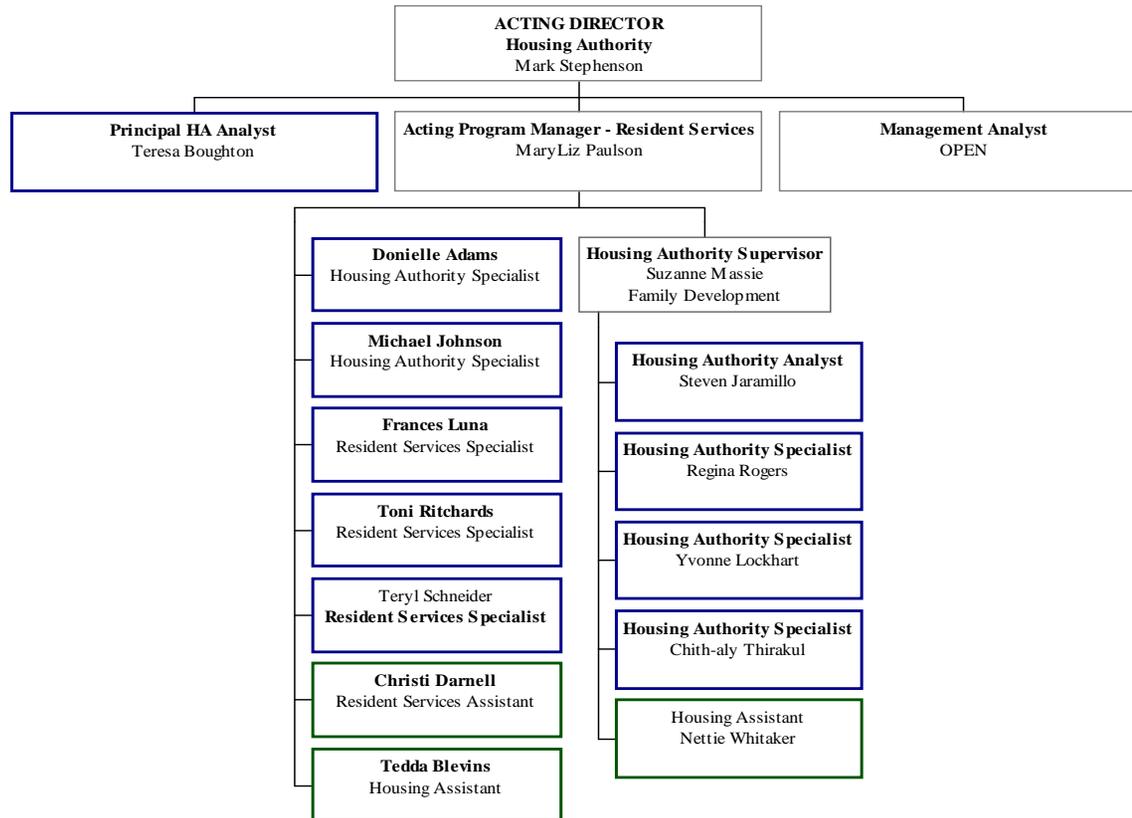




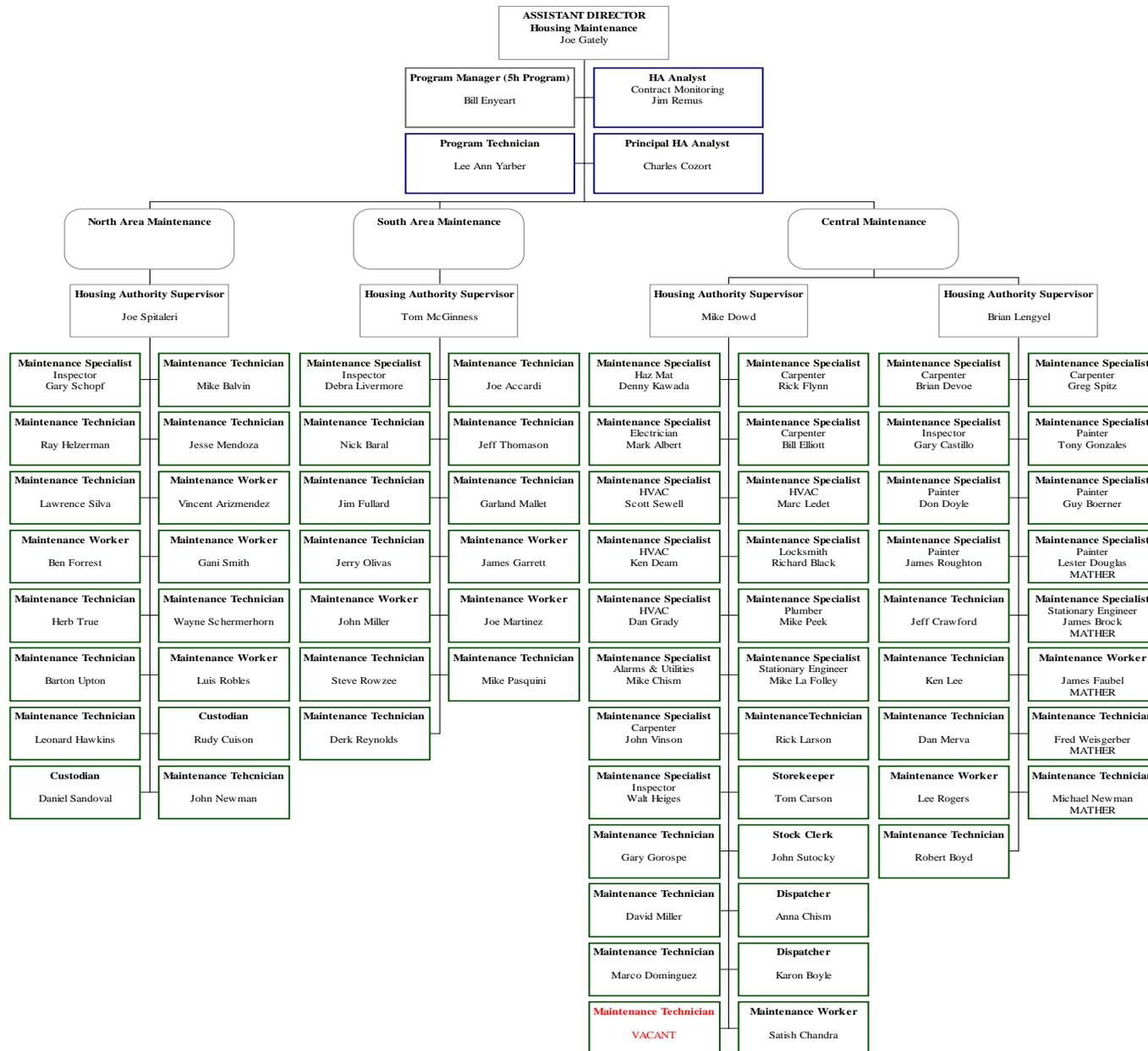




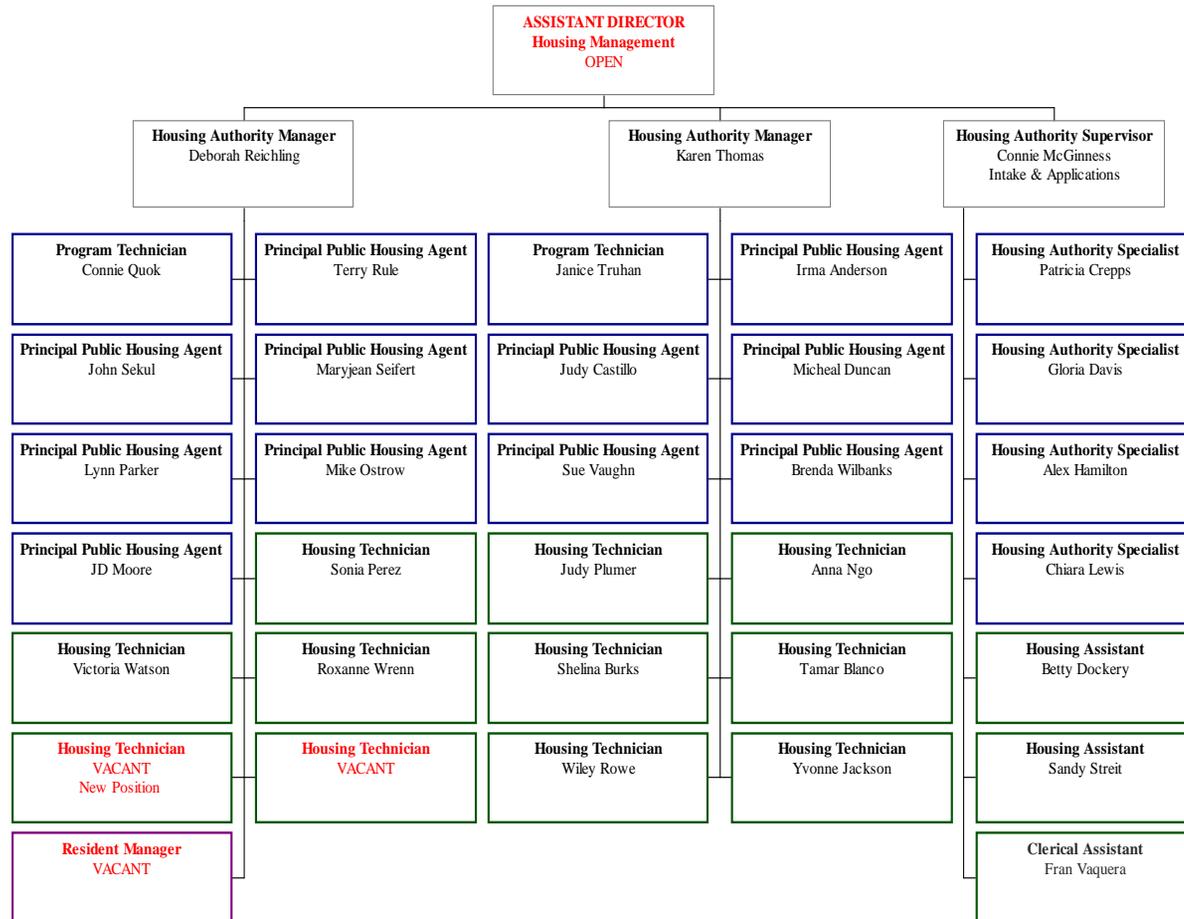
# Housing Administration



# Housing Maintenance



# Housing Management



# Housing Choice Vouchers

