

Housing Authority of the City of Los Angeles
Year 2005 Agency Plan

FINAL DRAFT VERSION

- **Five-Year Plan - Fiscal Years 2005 - 2009**
- **Annual Plan - Fiscal Year 2005**

October 8, 2004

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Los Angeles

PHA Number: CA004

PHA Fiscal Year Beginning: January 1, 2005

Public Access to Information

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

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

Display Locations for HACLA Agency Plan and Supporting Documents

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

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

HACLA Agency Plan Supporting Documents available for inspection at:

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2010
[24 CFR Part 903.5]

A) Mission

The PHA's mission is:

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

B. Goals

HUD Strategic Goal

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

PHA Goal: Expand the supply of assisted housing.

Objectives:

Apply for additional rental vouchers

Reduce public housing vacancies

Leverage private or other public funds to create additional housing opportunities

Acquire or build units or developments

Other:

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

PHA Goal: Improve the quality of assisted housing.

Objectives:

Improve public housing management: (PHAS score)

Improve voucher management: (SEMAP score)

Increase customer satisfaction

Concentrate on efforts to improve specific management functions:(e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units

Demolish or dispose of obsolete public housing

Provide replacement public housing

Provide replacement vouchers

Other:

➤ **Maintain a PHAS score of 90%+**

➤ **Achieve a SEMAP score of 90%+.**

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

HUD Strategic Goal

Improve community quality of life and economic vitality

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

HUD Strategic Goal

Promote self-sufficiency & asset development of families & individuals

- PHA Goal: Promote self-sufficiency & asset development of assisted households
 - Objectives:
 - Increase the number and percentage of employed persons in assisted families
 - Provide or attract supportive services to improve assistance recipients' employability

- Provide or attract supportive services to increase independence for the elderly or families with disabilities
- Other

HUD Strategic Goal

Ensure Equal Opportunity in Housing for all Americans

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

Objectives:

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.7]

i. Annual Plan Type:

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

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

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

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

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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Annual Plan

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Attachments

Required Attachments:

- Admissions Policy for De-concentration
- FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Membership on the Resident Advisory Board
- Resident Membership on the PHA Governing Board
- Progress in Meeting the 5-Year Plan Missions and Goals
- Section 8 Homeownership Capacity Statement
- Resident Satisfaction Survey Follow-Up
- Voluntary Conversion Required Initial Assessment
- Intent To Project-base Vouchers Statement

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5-Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards

Other:

Supporting Documents Available for Review

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

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

Applicable & On Display	Supporting Document	Applicable Plan Component
Yes	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
Yes	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
Yes	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
Yes	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
Yes	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
Not Applicable	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
Yes	Deconcentration of Poverty and Income Mixing	Annual Plan: Deconcentration & Income Mixing
Yes	Voluntary Conversion Required Assessment	Annual Plan: Voluntary Conversion
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Section 3 Annual Report	

Note: Supporting Documents

All supporting documents for FY 2005 Agency Plan can be viewed at the Housing Authority's Central offices located at:

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

1 = "No Impact"

5 = "Severe Impact"

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

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

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

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

Housing Needs of Families on the Waiting List Public Housing and Property Management			
Waiting list type:			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
	# Families	% of Total Families	Annual Turnover
Waiting List Totals	24,859		
Extremely low income (<=30% AMI)	20,500	82.5%	
Very low income (>30% but <=50% AMI)	3,729	15.0%	
Low income (>50% but <80% AMI)	572	2.3%	
Families with children	13,155	52.9%	
Elderly families	5,031	20.2%	
Families with Disabilities	6,983	28.1%	
Hispanic	13,697	55.1%	
African American	8,684	34.9%	
White	575	2.3%	
Asian	1,755	7.41%	
Bedroom Size Characteristics	# Families	% of Total Families	Annual Turnover
1 BR (inc 0 bedroom)	11,634	46.8%	111
2 BR	3,642	14.7%	246
3 BR	7,489	30.1%	75
4 BR	1,985	8.0%	17
5 BR	107	.4%	1
5+ BR	2	0%	N/A
Is the waiting list closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
➤ How long has it been closed N/A			
➤ Does the PHA expect to reopen the list in the PHA Plan year? Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>			
➤ Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes N/A <input checked="" type="checkbox"/>			

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

Waiting list type

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

	# Families	% of Total Families	Annual Turnover
Waiting List Totals	82,061		
Extremely low income <=30% AMI	57,771	70.4%	
Very low income (>30% but <=50% AMI)	16,084	19.6%	
Low income (>50% but <80% AMI)	8,206	10.0%	
Families with children	41,031	50.0%	
Elderly families	20,187	24.6%	
Families with Disabilities	20,843	25.4%	
Bedroom Size Characteristics	# Families	% of Total Families	
1 BR	31,019	37.8%	
2 BR	33,727	41.1%	
3 BR	14,115	17.2%	
4 BR	2,626	3.2%	
5 BR	549	0.67%	
5+ BR	25	0.03%	

Is the waiting list closed No Yes; If yes:

- How long has it been closed (# of months)? **As of January 1, 2005**
- Does the PHA expect to reopen the list in the PHA Plan year?
 No Yes N/A
- Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes N/A
Thru special programs referred through agencies under contract with the HACLA

C. Strategy for Addressing Needs(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

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

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

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

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

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

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

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

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships

- Adopt rent policies to support and encourage work
- Other:

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

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

Need: Specific Family Types: Elderly
Strategy 1: Target available assistance to the elderly:

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

Need: Specific Family Types: Families with Disabilities
Strategy 1: Target available assistance to Families with Disabilities:

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

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

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

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

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources
[24 CFR Part 903.7 9 (b)]

Financial Resources		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	22,000,000	
b) Public Housing Capital Fund	23,000,000	
c) HOPE VI Demolition & Revitalization		
d) Annual Contributions for Section 8 Tenant-Based Assistance	377,000,000	
e) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
f) Resident Opportunity and Self-Sufficiency Grants	3,700,000	Jobs Plus / Senor Citizen Assistants (RSDM)
g) Community Development Block Grant	900,000	Community Service Center
h) HOME		
Other Federal Grants		
a) Safe Neighborhoods & COPS	N/A	
2. Prior Year Federal Grants (unobligated funds only)		
a) Prior Year Capital Fund Receipts	568,000	
b) Prior Year Drug Elimination	N/A	
3. Public Housing Dwelling Rental Income	19,306,000	Operations
4. Other Income/Resources		
a) Investment Income	500,000	Operations
b) Section 8 Admin Retained Earnings	6,000,000	
c) Public Housing Retained Earnings	1,100,000	Operating Deficit
d) Section 8 Welfare to Work Admin Fees	N/A	
4. Non-Federal Sources	N/A	
Total Resources	435,200,000	

3. PHA Policies Governing Eligibility, Selection & Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing?
- When families are within a certain number of families to be offered a unit?
- When families are within a certain time of being offered a unit?
- Other:
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing?
- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
- c. Does the PHA request criminal records from local law enforcement agencies for screening purposes? Yes No
- d. Does the PHA request criminal records from State law enforcement agencies for screening purposes? Yes No
- e. Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- Yes No
- The Housing Authority currently accesses some FBI data for criminal background screening; the Housing Authority will expand the use of FBI data in FY 2004.

(2)Waiting List Organization

- a. Which method does the PHA plan to use to organize the public housing waiting List?
- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists – *see below*
- Other (describe)
- **In 2003, a site-based wait list was instituted only for Pueblo Del Sol (formerly known as Aliso Village), a HOPE VI site which is under the management of a private operator. The management agent will administer the list in accordance with the HUD approved Management Plan.**

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

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

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

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

HACLA Website www.hacla.org

Telephone (213) 353-1000

HACLA Family Development site manager offices

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

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

- b. Is this policy consistent across all waiting list types? Yes No
 ➤ **Not applicable to the Pueblo Del Sol (Aliso Village) wait list.**
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: N/A

(4) Admissions Preferences

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

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

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

Note: AMI = Los Angeles Area Median Income

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by PHA (e.g., modernization work)
- Resident choice: (state circumstances below)
- Other:
 - **A volunteer transfer from another HACLA administered housing program.**

c. Preferences

1. Has the PHA established preferences for admission to public housing (other than date and time of application)? Yes No

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

Former Federal Preferences:

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

Other: Local Preferences

- Families whose head or cohead is working at least 20 hours per week; or is attending an accredited institution of higher learning (college, trade school, vocational school) full-time, and the course of study is expected to lead to employment; or is working and attending an institution of higher learning, and the combined total is at least 20 hours per week; or otherwise equally income self-sufficient.**
- Families whose family head and cohead, or whose sole member, are disabled or age 62 years of age and older will also receive this preference.**
- Those dislocated due to public or private action**
- Veterans and veterans' families**
- Residents who live and/or work in the jurisdiction
- Households contributing to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational/training/upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s)

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

Former Federal Preferences

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

Other: Local Preferences

- 1 Families whose head or cohead is working at least 20 hours per week; or is attending an accredited institution of higher learning (college, trade school, vocational school) full-time, and the course of study is expected to lead to employment; or is working and attending an institution of higher learning, and the combined total is at least 20 hours per week; or otherwise equally income self-sufficient**
- 2 Those dislocated due to public or private action**

2 Veterans and veterans' families

3 Date and Time (breaks ties)

N/A Residents who live and/or work in the jurisdiction

N/A Households contributing to meeting income goals (broad range of incomes)

N/A Households that contribute to meeting income requirements (targeting)

N/A Those previously enrolled in educational, training, or upward mobility programs

N/A Victims of reprisals or hate crimes

N/A Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Occupancy

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

The PHA-resident lease

The PHA's Admissions and (Continued) Occupancy policy

PHA briefing seminars or written materials

Other source (list)

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

At an annual reexamination and lease renewal

Any time family composition changes

At family request for revision

Other (list)

(6) De-concentration and Income Mixing

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

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

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

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

If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
111 th PLACE – 1714 E	2	<p>One of the purposes of the scattered sites is to deconcentrate poverty. Occupancy to these sites is available to families currently residing in the HACLA's large family developments and who have a good residency record with the HACLA.</p> <p>No deconcentration policy is warranted for the following reasons:</p> <ul style="list-style-type: none"> • The HACLA already has in place an admission preference for working families (seniors and disabled exempt). This includes those employed as well as those enrolled in school or other economic mobility programs. • The HACLA already offers families a wide array of social and economic development services for the purpose of improving resident's self-sufficiency. ▪ Over the past six years, there has been a 71% increase in the number of adults at Nickerson who are employed. This rate is expected to increase given the current admission preferences for working families and Nickerson • Of the sites listed, 14 are below the 85% threshold (mainly scattered sites - where the change of one family's income level can skew the average for that site). Eighteen (including three family sites – San Fernando Gardens, Mar Vista gardens, and Ramona Gardens) have an average income above 30% of the AMI and above the HACLA average. • As HUD increased the 2004 AMI for the region by 6% it had the effect of moving more HACLA sites towards the lower end of the range. • No additional deconcentration efforts are needed. 	
105 th ST – 354	2		
41 st PLACE – 1613 E	2		
48 th - 1059 E	3		
102 nd ST – 245 Ee	2		
NICKERSON GARDENS	1057		
43 RD ST – 685 E	3		
NAOMI ST – 3206	3		
DELANO – 14753	3		
87 TH PL – 216 E	2		
IMPERIAL COURTS	490		
43 RD ST – 1565 E	3		
54 TH ST – 145 E	3		
JORDAN DOWNS	695		
RAMONA GARDENS	494		
MAR VISTA GARDENS	596		
RIDGLEY – 2326	15		
SAN FERNANDO GARDENS	448		
112 TH ST – 1100 E	2		
SIMPSON – 6923	3		
PENFIELD – 8325	5		
57 TH ST – 1330 W.	3		
VAN OWEN/MORELLA	14		
CALVERT	4		
HONDURAS– 4331	3		
CRENSHAW	3		
OPP ST	9		
107 TH ST – 339	2		
HART – 11737	3		
57 TH ST – 1539 E	3		
94 TH ST – 1100 E	2		
HART ST – 11736-40	3		

B. Section 8

(1) Eligibility

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

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

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

- Yes No

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

- Yes No

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

- Yes No

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

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

➤ Any information required by regulations.

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other:

The Section 8 wait list will be closing effective January 1, 2005

3) Search Time

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

If yes, state circumstances below:

- *The initial voucher period is 60 days with the ability to have 30-day increments for a total of 120 days.*

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal Preferences:

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

Other: Local Preferences

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

competitive process and approved by the Housing Authority Board of Commissioners, and for families referred to Section 8 due to special circumstances, as described in the Section 8 Administrative Plan.

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

Former Federal Preferences

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

Other: Local Preferences

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

2 Date and Time

3 Veterans and veterans’ families

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

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

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

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

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

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

6. Relationship of preferences to income targeting requirements:

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

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

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies:

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

Flat Rents for 2005

- **Zero bedroom - \$501**
- **One bedroom - \$ 590**
- **Two bedrooms - \$ 740**
- **Three bedrooms - \$ 817**
- **Four bedrooms - \$ 941**
- **Five bedrooms - \$1127**

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

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

- **Deductions and exclusions mandated by QHWRA are reflected in changes to the Admissions and Continued Occupancy Policy;**

e. Ceiling rents

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other: **N/A**

f. Rent re-determinations:

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

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

- **If the resident's rent was decreased between income reexaminations;**
- **Head of household adds a household member.**

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

a. What is the PHA's payment standard?

- At or above 90% but below 100% of FMR
- 100% of FMR - for most areas (see below)
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)
 - **The HACLA Board of Commissioners may approve VPS that are below 100% of the FMR if HUD budgetary constraints do not provide adequate funding for current contracts.**

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

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

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

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

d. How often are payment standards reevaluated for adequacy?

- Annually
- Other

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

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

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

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

(2) Minimum Rent

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

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

e. Has the PHA adopted any discretionary minimum-rent hardship exemption policies? Yes No **Minimum rent = \$50**

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

- The Capital Fund Program Annual Statement is an attachment to this Plan.
 - Funding for the Capital Fund Program is subject to Federal Budget appropriations. Reductions in appropriations may result in reduced or eliminated work items

-or-

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

- Attachment 7-1 / File Names ca004b01, ca004i01, ca004j01
- Attachment 7-2 / File Names ca004c01 – ca004h01
- Attachment 7-3 / File Names ca004k01 – ca004s01

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

(3) Statement of Additional Usage of Capital Funds

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

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

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

b) Status of HOPE VI revitalization grants

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

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

3. Status of grants:

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

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

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

- The Authority reserves the right to apply for HOPE VI funding additional sites. The Authority may also apply for HOPE VI demolition grant funds.
- The following are potential sites for HOPE VI and/or non-HOPE VI revitalization and/or demolition grants, or other related revitalization activities. List is not necessarily in priority order:
 - Cal 413 Nickerson Gardens (phased)
 - Cal 409 Avalon Gardens
 - Cal 404 Rancho San Pedro
 - Cal 421 Mar Vista Gardens
 - Cal 401 Ramona Gardens
 - Cal-419 Imperial Courts
 - Cal-416 Jordan Downs
 - Cal-410 Gonzaque Village
- Additional sites will likely be added to the above list, subject to the results of an extensive physical needs assessment and strategic planning process. Any large public housing development may be a candidate for revitalization.
- In 2005 the Housing Authority will be moving ahead with a mixed-financed redevelopment of Dana Strand.

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

Yes No; If yes, list developments:

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

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

- The Authority has submitted to HUD a Replacement Housing Factor Plan for Dana Strand Village. The plan, which does not include HOPE VI Redevelopment grant funds, calls for the mixed-finance redevelopment of Dana using a combination of the Public Housing Development (PHDEV) grant funds, Replacement Housing Factor (RHF) grant funds, HOPE VI Demolition grant funds, Low-Income Housing Tax Credit (LIHTC) funds, HUD Section 202 funds and funds from conventional loans to redevelop Dana Strand. Under the RHF Plan, the Authority will construct

approximately 90 units of public housing. The HUD Local office has reviewed and accepted the RHF Plan for Dana Stand and has established obligation and expenditure deadline dates in the Line of Credit Control System. Following are the HUD public housing sources of funds for the proposed redevelopment: HOPE VI Demolition grant CAURD004-D-101 in the amount of \$3,262,909; PHDEV grant CA16P004-225 in the amount of \$8,193,224; RHF grant CA16P004-709-99 in the amount of \$487,287; RHF grant CA16R004-501-99 in the amount of \$1,025,042; RHF Grant CA16R004-501-00 in the amount of \$1,236,088; RHF grant CA16R004-501-01 in the amount of \$2,292,715. The total of public housing funds proposed for use is \$16,496,265. The mixed-finance redevelopment of Dana Strand will be done in conformance with HUD regulations covering such redevelopment. A joint venture of two non-profit housing developers will be responsible for the redevelopment under the terms of a Master Development Agreement and Development and Disposition Agreements for specific phases of the development.

- The Authority has also submitted to HUD a RHF Plan for the construction of public housing units at a site in the 2200-2200 block of East Imperial Highway. The plan calls for the construction of up to 26 units and a community building. The number of public housing units will be proportional to the amount of public housing funds and total development costs calculations. The sources of funding are as follows: RHF grant CA16R004-501-02 in the amount of \$2,717,676; a conventional loan of \$1,071,057 and Housing Authority equity of \$938,549. The Authority will serve as the developer for this site and it will be developed in conformance with HUD regulations covering such development. The HUD Local office has reviewed and accepted the RHF Plan for Dana Stand and has established obligation and expenditure deadline dates in the Line of Credit Control System.
- The Authority has also submitted to HUD a RHF Plan for the second five-year increment of funding for RHF grants received to date. The plan calls for the use of \$13,588,380 of RHF funds, \$2,637,779 of Section 8 Reserves funds, \$35,869,128 of low-income housing tax credits, \$1,001,921 of conventional loans and \$1,292,500 of Federal Home Loan Bank Affordable Housing Program. Total of funds is \$54,389,708. The plan at this time calls for the funds to be used to begin the first phases of a HOPE VI-Style mixed-finance redevelopment of Nickerson Gardens. It is estimated funds will build two phases of family rental housing of 110 units each for a total of 220 units. Of those units, 71 would be public housing/LIHTC units, 14 would be units built with Section 8 reserves funds and LIHTC funds, and 135 units would be strictly LIHTC units. The \$2,637,779 of Section 8 reserves meets the requirement of a commitment of funds by the Authority in order to receive a second five-year increment

of funds. Other commitments of funding may replace Section 8 reserves as the project moves forward.

- Up to 20% of the Capital Fund allocation may be transferred to the operating fund to be used to service debt associated with the modernization of public housing units in the Authority's inventory, the construction of new units or acquisition and rehabilitation of existing units, including mixed-finance development, or other eligible uses. The Authority reserves its rights under existing laws and regulations and proposed laws and regulations that would allow the Authority to leverage private capital for modernization and/or redevelopment purposes.
- While the current Capital Fund needs of the Housing Authority are approximately \$351 million, each year the Housing Authority must prioritize outstanding needs with the limited funds provided. The Housing Authority has prepared the attached Capital Fund reports with the uncertainty of the federal government's long-term commitment to such endeavors. For the work items identified to be adequately addressed, the funding level for the Capital Fund program must be funded without the continued decreases and set-asides applied in the federal budgeting process.

8) Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

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

Yes No

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

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

Demolition/Disposition Activity Description
1a. Development name: Dana Strand Village
1b. Development (project) number: CA16-P004-024
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status Approved <input checked="" type="checkbox"/> - Demolition Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved/submitted/planned for submission: 3/12/02 – Demolition approved 7/07/03 – Disposition approved
5. Number of units affected: 384
6. Coverage of action <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development – Demolition & Disposition
7. Timeline for activity: a. Actual start date of activity: 03/29/02 b. Actual end date of activity: 12/18/03

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

[24 CFR Part 903.7 9 (i)]

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

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

Six (6) senior/disabled sites.

Three (3) general family development sites:

- **Pico Gardens/Las Casitas and Pueblo Del Sol are HOPE VI sites**
- **Dana Strand Village has been approved for demolition and relocation.**

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

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

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

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

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

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

N/A

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

3. Which developments are most affected?

Rates over 100 per capita

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

Rates under 100 per capita

- Rancho San Pedro
- Pico/Las Casitas
- Estrada
- San Fernando
- Ramona Gardens
- William Mead
- Rose Hill
- Mar Vista

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

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

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

- **Crime prevention programs focusing on spousal abuse, child abuse, hate crimes, personal safety and home security;**
- **Entering into a proposed Memorandum of Agreement with the LAPD to improved communication, coordination of efforts, and increased police patrol and presence at the properties;**
- **Initiated a revision to the City Ordinance regarding trespassing on Housing Authority property. The new ordinance provides the LAPD and management better tools for addressing trespassers.**
- **The Housing Authority has continued to identify and explore opportunities, resources, and alternative funding sources to support public safety efforts due to the lack of fiscal support for such activities on the part of the federal government.**

2. Which developments are most affected?

Primarily Impacted

- **Nickerson Gardens**
- **Imperial Courts**
- **Avalon Gardens**
- **Jordan Downs**
- **Pueblo Del Rio**
- **Gonzague Village**

Impacted

- **Rancho San Pedro**
- **Pico/Las Casitas**
- **Estrada**
- **San Fernando**
- **Ramona Gardens**
- **William Mead**
- **Rose Hill**
- **Mar Vista**

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to Housing Authority staff for analysis and action
- Police have established a physical presence on Housing Authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities:
 - **The LAPD is primarily responsible for the safety of the housing development communities. The HACLA and the LAPD are**

proposing a memorandum of agreement concerning the level of services that will be provided to HACLA. Through the use of PILOT fees, the HACLA will be able to reimburse the LAPD for additional police coverage through overtime hours. The MOA also calls for improved communication, data and analysis sharing, and assistance in eviction actions.

- In addition to regular policing activity, the HACLA has partnered with the LAPD in the following activities: Truancy Program, Safe Neighborhoods, Abandoned Car Round-Up, and Dog Sweeps.

2. Which developments are most affected?

- **All Developments**

D. Additional information as required by PHDEP/PHDEP Plan

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

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

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

14. Pet Policy

[24 CFR Part 903.7 9 (n)]

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

15. Civil Rights Certification

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? Yes No

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

- Attached **Attachment 18-1 / File Name ca004t01**
- Provided below
- Not Yet Applicable

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

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

The Housing Authority develops its Agency Plan in consultation with Section 8 participants, public housing residents, and public housing duly-elected leaders. In support of this process, the Housing Authority held 7 regional Section 8 meetings and 19 public housing site meetings prior to the development of the initial Draft Plan. Upon publication of the Draft Agency Plan and pursuant to Federal Regulations, the Housing Authority will begin the 45-day formal public comment period.

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

After the 45-day comment period, the Housing Authority held a public hearing to receive final comment. Comments received during all stages of the planning process and the responses to those comments are included into the final version of this Plan as a required attachment. The final version of the 2005 Agency Plan is also subject to approval from the Housing Authority's Board of Commissioners, providing an additional forum for public comment.

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates:

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

c. Eligible voters:

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

C. Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction: **City of Los Angeles**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
 - Other: (list below)
 - **Attachment 18-2**

D. Other Information Required by HUD

The following additional information required by HUD is attached.

1. HUD Required Statements:
 - A. Membership of the Resident Advisory Board
 - **Attachment 18-3 / File Name ca004u01**
 - B. Resident Membership on the PHA Governing Board
 - **Attachment 18-4 / File Name ca004w01**
 - C. Progress in Meeting the 5-Year Plan Missions and Goals
 - **Attachment 18-5 / File Name ca004x01**
 - D. Section 8 Homeownership Capacity Statement
 - **Attachment 18-6 / File Name ca004y01**
2. Definition of Substantial Deviation from Agency Plan
 - **Attachment 18-7 / File Name ca004z01**
3. Intention to Project Base Section 8 Vouchers Statement
 - **Attachment 18-8 / File Name ca004aa01**
4. Resident Satisfaction Survey Follow-Up
 - **Attachment 18-9**

- 5. Grant Certifications
 - A. PHA Plan Certification of Compliance with PHA Plans and Related Regulations
 - **Attachment 18-10**
 - B. Certification of Drug Free Workplace
 - **Attachment 18-11**
 - C. Certification of Payment to Influence Federal Transaction
 - **Attachment 18-12**

Attachments

Attachments are submitted using the following index:

Attachm ent Hard Copy Number	Contents	Electronic File Name
3-1	Admission Policy for Deconcentration	ca004a01
7-1	Capital Fund Program 2004 Annual Statement and Five Year Plan	ca004b01, ca004i01, ca004j01
7-2	Capital Fund Program Performance/Evaluation Reports 2000, 2001, 2002, 2003	ca004c01 – ca004h01
7-3	Capital Fund Program Replacement Housing Factor	ca004k01 – ca004s04
18-1	Response to Comments	ca004t01
18-2	Certificate of Consistency with the Consolidated Plan	Hard Copy Only
18-3	Membership on the Resident Advisory Board	ca004u01
18-4	Resident Membership on the PHA Governing Board	ca004w01
18-5	Progress in Meeting the 5-Year Plan Missions and Goals	ca004x01
18-6	Section 8 Homeownership Capacity Statement	ca004y01
18-7	Significant Changes to the Agency Plan	ca004z01
18-8	Intention to Project Base Vouchers Statement	ca004aa01
18-9	PHAS Resident Survey Follow-Up	Hard Copy Only
18-10	PHA Plan Certification of Compliance with PHA Plans and Related Regulations	Hard Copy Only
18-11	Certification of Drug Free Workplace	Hard Copy Only
18-12	Certification of Payment to Influence Federal Transaction	Hard Copy Only

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

Deconcentration Policy

1. Prior to the beginning of each Fiscal Year, the Housing Authority will analyze the incomes of families residing in each of the developments, the income levels of the census tracts in which the developments are located, and the income levels of families on the waiting list.
2. Based on this analysis, the Housing Authority will determine the level of marketing strategies and which deconcentration incentives to implement.
3. The Housing Authority will affirmatively market its housing to all eligible income groups.

Applicants will not be steered to a particular site based solely on the family's income.

4. The deconcentration policy, and any incentives adopted in the future, will be applied in a consistent and non-discriminatory manner.
5. The Housing Authority shall provide in its Annual Plan an analysis of Deconcentration and Income Mixing for each fiscal year. The analysis will identify those sites whose average incomes are below 85% and above 115% the Authority's average income for covered properties. Incomes that are above 115% of the Authority's average but still below 30% of the area median income shall not be considered "higher income." The analysis shall provide explanations as to why sites are outside of the 85% - 115% range and strategies the Authority will implement to address if needed.

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: CA16P00450105 – Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000,000	0	0	0
3	1408 Management Improvements Soft Costs	1,980,000	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	1,980,000	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	800,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,078,000	0	0	0
10	1460 Dwelling Structures	10,607,000	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	800,000	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	1,500,000	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	55,000	0	0	0
20	Amount of Annual Grant: (sum of lines 1-19)	<u>19,800,000</u>	<u>0</u>	<u>0</u>	<u>0</u>
	Amount of line 20 Related to LBP Activities	475,000	0	0	0
	Amount of line 20 Related to Sect. 504 compliance	380,000	0	0	0
	Amount of line 20 Related to Security –Soft Costs	690,000	0	0	0
	Amount of Line 20 related to Security-- Hard Costs	158,402	0	0	0
	Amount of line 20 Related to Energy Conservation Measures	475,000	0	0	0
	Collateralization Expenses or Debt Service	0	0	0	0

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
CAL 4-03	Comprehensive Modernization			3,300,000				
Pueblo Del Rio	Site Work	1450	51 units	363,000				Work will be done by Kumbaya Const. under Force Account (FA)
	Metalwork/Carpentry	1460	51 units	396,000				
	Insulation and Roofing	1460	51 units	132,000				
	Doors & Widows	1460	51 units	396,000				
	Lath & Plaster and Stucco	1460	51 units	179,225				
	Ceramic Tile	1460	51 units	132,000				
	Resilient Flooring	1460	51 units	132,000				
	Painting	1460	51 units	165,000				
	Range Hoods/Kitchen Cabinetry	1460	51 units	227,586				
	Plumbing & Heating	1460	51 units	568,966				
	Electrical	1460	51 units	608,223				
CAL 4-06				500,000				
William Mead	Electrical Upgrade of dwelling units	1460	250 Units	500,000				Work will be done by Kumbaya Const. under Force Account (FA)

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
CAL 4-07	Comprehensive Modernization			3,000,000				Work to be performed by Kumbaya
Estrada	Site Work	1450	48 units	330,000				Construction under Force Account
Courts	Metalwork/Carpentry	1460	48 units	360,000				
Extension	Insulation and Roofing	1460	48 units	120,000				
	Doors and Windows	1460	48 units	360,000				
	Lath & Plaster and Stucco	1460	48 units	162,930				
	Ceramic Tile	1460	48 units	120,000				
	Resilient Flooring	1460	48 units	120,000				
	Painting	1460	48 units	150,000				
	Range Hoods/Kitchen Cabinetry	1460	48 units	206,898				
	Plumbing & Heating	1460	48 units	517,242				
	Electrical	1460	48 units	552,930				
CAL 4-09	Non-Routine Maintenance			300,000				
Avalon								
Gardens	Reroof 26 Buildings	1460	25 Bldgs	300,000				Work will be done under contract
CAL 4-10								
Gonzague								
Village	Remodel Community Bldg	1470	1 Bldg	200,000				Work to be performed by Kumbaya
								Construction under Force Account

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
CAL-4XX	PHA-Wide Construction Items							
	Authority Wide Administrative Costs	1410		1,227,600				
	Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Budget Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)							
	Allocation of Direct Costs for the following support/Admin. Depts.. (Based on time-allocation study):	1410						
	Executive General Services Planning Finance/budget Human Resources MIS							
CAL-4XX	B. Fringe Benefits	1410		475,166				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
CAL-4XX	C. Other Eligible Admin.	1410		277,234				
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							
CAL-4XX	Authority Wide A/E Fund	1430.1		500,000				
CAL-4XX	Authority Wide CFP Planning Costs	1430.19		50,000				
CAL-4XX	Authority Wide Inspection Costs	1430.7		250,000				
CAL-4XX	Authority Wide Relocation Fund	1495.1		1,500,000				
CAL-4XX	Authority Wide Contingency	1502		55,000				
CAL-4XX	Authority Wide Transfer to Operations	1406		1,000,000				
CAL-4XX	Authority Wide Dwelling and Non-dwelling Equipment Costs			800,000				
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.	1475.2		800,000				
CAL-4XX	Authority Wide – Management Improvements	1408		1,980,000				
	a. Resident Relations Dept. –	1408		581,857				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	Coordination of services, programs, admin & operations. Provides administrative services including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.							
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		110,920				
	c. Resident Leadership Training Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leasership training to 18 resident	1408		279,661				
	organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections							
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of	1408		122,806				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	advising the Board of Commissioners, Executive Director and management staff.							
	e. Senior Activities Coordinates multi-cultural social, inter-generation, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist Senior clubs with fundraising, organization and event planning.	1408		41,216				
	f. Youth Sports Encourages youth participating in vocational, educational, recreational and cultural programs available to youth. Coordinates transportation for events. Develop Housing Authority sports leagues and tournaments. Design and implement programs to deter youth gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth Councils including fundraising and event planning.	1408		166,043				
	g. Resident Advisory BD (RAB)	1408						
	1. RAB Secretary			16,674				
	2. Overhead:			30,863				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	Training/Travel/Other							
	h. Funding for Resident Newspaper	1408		118,844				
	i. Employee Training – Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs							
	1. Housing Authority-wide employee training (related to conventional housing program)			278,144				
	2. Safety Training			47,200				
	3. Training for HAPD			39,615				
	4. Training for Mod.			8,772				
	j. Resident Training for Sect. 3 Opportunities	1408		137,387				
	Grand Fund Total			19,800,000				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program No: CA16P00450105 Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
CAL 4-03 Pueblo Del Rio	30-Jun-07			30-Jun-08				
CAL 4-06 William Mead Homes	30-Jun-07			30-Jun-08				
CAL 4-07 Estrada Courts	30-Jun-07			30-Jun-08				
CAL 4-09 Avalon Gardens	30-Jun-07			30-Jun-08				
CAL 4-10 Gonzague Village	30-Jun-07			30-Jun-08				
CAL 4-16 Jordan Downs	30-Jun-07			30-Jun-08				
CAL 4-22 San Fernando Gardens	30-Jun-07			31-Dec-08				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Los Angeles		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
A. Development Number/Name/HA-Wide	Year 1 FFY 2005	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
Please Note: Funding for the capital Fund Program is subject to Federal Budget appropriations. Reductions in appropriations may result in reduced or eliminated work items					
4-01 Ramona Gardens	Annual Statement	0	200,000	0	3,750,000
4-03 Pueblo Del Rio		3,300,000	3,600,000	3,600,000	3,400,000
4-04 Rancho San Pedro		220,000	200,000	0	0
4-06 William Mead		1,710,000	2,500,000	0	0
4-07 Estrada Courts		3,150,000	3,150,000	3,300,000	3,300,000
4-08 Rose Hill		300,000	0	3,750,000	800,000
4-09 Avalon Gardens		300,000	0	200,000	0
4-10 Gonzaque Village		400,000	0	100,000	0
-continued-		500,000			
B. Physical Improvements Subtotal			12,740,000	12,649,000	11,250,000
C. Management Improvements		1,980,000	1,980,000	1,980,000	1,980,000
D. PHA-wide Nondwelling Structures and Equipment		800,000	891,000	800,000	800,000
E. Administration		1,980,000	1,980,000	1,980,000	1,980,000
F. Other		2,300,000	2,300,000	2,570,000	3,790,000
G. Operations		0	0	0	0
H. Demolition		0	0	0	0
I. Replacement Reserves		0	0	0	0
J. Mod Used for Development		0	0	0	0
K. Total Non-CGP Funds		0	0	0	0
M. Grant Total		19,800,000	19,800,000	19,800,000	19,800,000

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Los Angeles		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
A. Development Number/Name/HA-Wide	Year 1 FFY 2004	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
Please Note: Funding for the capital Fund Program is subject to Federal Budget appropriations. Reductions in appropriations may result in reduced or eliminated work items.					
4-13 Nickerson Gardens		0	0	0	0
4-15 Pueblo del Rio Extension		0	0	100,000	0
4-16 Jordan Downs		490,000	0	820,000	0
4-17 Rancho San Pedro Ext.		0	200,000	0	0
4-19 Imperial Courts		750,000	280,000	200,000	0
4-20 Estrada Courts Extension		0	0	0	0
4-21 Mar Vista Gardens		1,420,000	2,319,000	200,000	0
4-22 San Fernando Gardens		500,000	200,000	200,000	0
4-xx Scattered Sites		0	0	0	0
4-xx Senior Sites		0	0	0	0

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

Activities for Year 1	Activities for Year 2 FFY 2006 PHA FY: 2006			Activities for Year 3 FFY 2007 PHA FY: 2007		
FFY: 2004	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	CAL 4-03 Pueblo Del Rio			CAL 4-01 Ramona Gardens		
	Comprehensive Mod.– Phase 1		3,300,000	Roof Replacement	10 Bldgs	200,000
	Site Work	50 units	363,000			
	Metalwork/Carpentry	50 units	396,000			
	Insulation and Roofing	50 units	132,000			
	Doors & Windows	50 units	396,000	CAL 4-03 Pueblo Del Rio		
	Lath & Plaster and Stucco	50 units	179,224	Comprehensive Mod.– Phase II		3,400,000
	Ceramic Tile	50 units	132,000	Site Work	50 units	370,683
	Resilient Flooring	50 units	132,000	Metalwork/Carpentry	50 units	404,382
	Painting	50 units	165,000	Insulation and Roofing	50 units	134,794
	Range Hoods / Kitchen Cabinetry	50 units	227,586	Doors & Windows	50 units	404,382
	Plumbing & Heating	50 units	568,966	Lath & Plaster and Stucco	50 units	183,018
	Electrical	50 units	608,224	Ceramic Tile	50 units	134,794
				Resilient Flooring	50 units	134,794
	CAL 4-04 Rancho San Pedro - Roofs	10 Bldgs	220,000	Painting	50 units	168,492
				Range Hoods/Kitchen cabinetry	50 units	232,403
	CAL 4-06 William Mead Homes			Plumbing & Heating	50 units	581,009
	Replace windows; Install window	214 units	1,710,000	Electrical	50 units	621,097
	Security system			Roof Replacement	10 Bldgs	200,000
	CAL 4-07 Estrada Courts Ext.					
	Comprehensive Modernization		3,000,000	CAL 4-04 Rancho San Pedro - Roofs	10 Bldgs	200,000
	Site Work	36 units	132,000			
	Metalwork/Carpentry	36 units	144,000	CAL 4-06 William Mead Homes		
	Insulation and Roofing	36 units	48,000	Replace windows; Install window	250 units	2,500,000
	Doors & Windows	36 units	144,000	Security system		
	Lath & Plaster and Stucco	36 units	65,172			
	Ceramic Tile	36 units	48,000	CAL 4-07 Estrada Courts		3,000,000
	Resilient Flooring	36 units	48,000	Site Work	46 units	303,600
	Painting	36 units	60,000	Metalwork/Carpentry	46 units	331,200
	Range Hoods / Kitchen Cabinetry	36 units	82,759	Insulation and Roofing	46 units	110,400
	Plumbing & Heating	36 units	206,897	Doors & Windows	46 units	331,200

	Electrical	36 units	221,172	Lath & Plaster and Stucco	46 units	149,896
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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year 2 FFY 2006 PHA FY: 2006			Activities for Year 3 FFY 2007 PHA FY: 2007		
FFY: 2004	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	CAL 4-08 Rose Hill – Roof Replace	10 Bldgs	300,000	Ceramic Tile	46 units	110,400
				Resilient Flooring	46 units	110,400
	CAL 4-09 Avalon Gardens			Painting	46 units	138,000
	Roof Replacement	25 Bldgs	400,000	Range Hoods / Kitchen Cabinetry	46 units	190,346
				Plumbing & Heating	46 units	475,863
	CAL 4-10 Gonzaque Village			Electrical	46 units	508,696
	Roof Replacement	36 Bldg	500,000	Roof Replacement	7 Bldgs	150,000
	CAL 4-16 Jordan Downs			CAL 4-17 Rancho San Pedro Ext.		
	Replace Entry Canopies	700 units	340,000	Roof Replacement	10 Bldgs	200,000
	Landscaping & Sprinklers		150,000			
				CAL 4-19 Imperial Courts		
	CAL 4-19 Imperial Courts			Roofs	20 Bldg	280,000
	Roof Replacement	20 Bldgs	600,000			
	Landscaping & Sprinklers		150,000	CAL 4-21 Mar Vista Gardens Phse 3		
				Rplce wndws; instll Bars/Secty Doors	200 units	2,119,000
	CAL 4-21 Mar Vista Gardens Phse 2			Roof Replacement	10 Bldgs	200,000
	Replace windows; install window	201 units	1,420,000			
	System; install security screen doors			CAL 4-22 San Fernando Gardens		
				Remodel Management Office	1 Bldg	200,000
	CAL 4-22 San Fernando					
	Comprehensive Mod. – Phase V		500,000			
	Site Work	62 units	48,780			
	Metalwork/Carpentry	62 units	53,215			
	Insulation & Roofing	62 units	17,738			
	Doors & Windows	62 units	53,215			
	Lath & Plaster and Stucco	62 units	24,084			
	Ceramic Tile	62 units	17,738			
	Resilient Flooring	62 units	17,738			
	Painting	62 units	22,173			
	Range Hoods/Kitchen Cabinetry	62 units	30,583			
	Plumbing & Heating	62 units	76,458			

	Electrical	62 units	781,734		
	Subtotal of Estimated Cost		12,740,000	Subtotal of Estimated Cost	12,649,000

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

Activities for Year 1 FFY: 2004	Activities for Year 4 FFY 2008 PHA FY: 2008			Activities for Year 5 FFY 2009 PHA FY: 2009		
	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	CAL 4-03 Pueblo Del Rio			CAL 4-01 Ramona Gardens		
	Comprehensive Mod.		3,400,000	Comprehensive Mod. – Phase I		3,750,000
	Site Work	51 units	412,500	Site Work	50 units	412,500
	Metalwork/Carpentry	51 units	450,000	Metalwork/Carpentry	50 units	450,000
	Insulation and Roofing	51 units	150,000	Insulation and Roofing	50 units	150,000
	Doors & Windows	51 units	450,000	Doors & Windows	50 units	450,000
	Lath & Plaster and Stucco	51 units	203,664	Lath & Plaster and Stucco	50 units	203,664
	Ceramic Tile	51 units	150,000	Ceramic Tile	50 units	150,000
	Resilient Flooring	51 units	150,000	Resilient Flooring	50 units	150,000
	Painting	51 units	187,500	Painting	50 units	187,500
	Range Hoods / Kitchen Cabinetry	51 units	258,621	Range Hoods / Kitchen Cabinetry	50 units	258,621
	Plumbing & Heating	51 units	646,621	Plumbing & Heating	50 units	646,621
	Electrical	51 units	691,163	Electrical	50 units	691,163
	Install Security Cameras	Site	200,000			
	CAL 4-07 Estrada Courts			CAL 4-03 Pueblo Del Rio		
	Comprehensive Mod. – Phase IV		3,300,000	Comprehensive Mod. – Phase IV		3,400,000
	Site Work	51 units	374,000	Site Work	51 units	374,000
	Metalwork/Carpentry	51 units	408,000	Metalwork/Carpentry	51 units	408,000
	Insulation and Roofing	51 units	136,000	Insulation and Roofing	51 units	136,000
	Doors & Windows	51 units	408,000	Doors & Windows	51 units	408,000
	Lath & Plaster and Stucco	51 units	184,654	Lath & Plaster and Stucco	51 units	184,654
	Ceramic Tile	51 units	136,000	Ceramic Tile	51 units	136,000
	Resilient Flooring	51 units	136,000	Resilient Flooring	51 units	136,000
	Painting	51 units	170,000	Painting	51 units	170,000
	Range Hoods / Kitchen Cabinetry	51 units	234,484	Range Hoods / Kitchen Cabinetry	51 units	234,484
	Plumbing & Heating	51 units	586,208	Plumbing & Heating	51 units	586,208
	Electrical	51 units	626,654	Electrical	51 units	626,654

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

Activities for Year 1	Activities for Year 2 FFY 2006 PHA FY: 2006			Activities for Year 3 FFY 2007 PHA FY: 2007		
FFY: 2004	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	a. Resident Relations Dept. – Coordinator of services & programs, admin. & operations Provides admin. services including coordination & drafting of grant applications, grant management, contract development & monitoring, fin. Management, special projects, & acts as Board of Commissioners liaison	1408	612,267	a. Resident Relations Dept. – Coordinator of services & programs, admin. & operations Provides administrative services including coordination and drafting of grant applications, grant management, contract development and monitoring, fin. Management, special projects, and acts as Board of Commissioners liaison	1408	612,267
	b. Resident Patrol conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408	116,717	b. Resident Patrol conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408	116,717
	c. Resident Leadership Training Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the Resident Policy adopted by the Board of Commissioners, conducts resident elections.	1408	294,277	c. Resident Leadership Training Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the Resident Policy adopted by the Board of Commissioners, conducts resident elections.	1408	294,277

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

Activities for Year 1	Activities for Year 2 FFY 2006 PHA FY: 2006			Activities for Year 3 FFY 2007 PHA FY: 2007		
FFY: 2004	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing, and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director, and management staff.	1408	129,224	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing, and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director, and management staff.	1408	129,224
	e. Senior Activities Coordinates multi-cultural, social, inter-generation, health-related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist senior clubs with event planning, fundraising, organization.	1408	43,370	e. Senior Activities Coordinates multi-cultural, social, inter-generation, health-related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist senior clubs with event planning, fundraising, organization.	1408	43,370
	f. Youth Sports Encourages youth participation in vocational, educational, cultural & recreational programs available to youth. Coordinates transportation for events. Develop HACLA sports leagues and tournaments. Design and implement programs to deter youth from gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth councils including fundraising and event planning.	1408	174,721	f. Youth Sports Encourages youth participation in vocational, educational, cultural & recreational programs available to youth. Coordinates transportation for events. Develop HACLA sports leagues and tournaments. Design and implement programs to deter youth from gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth councils including fundraising and event planning.	1408	174,721

	Subtotal of Estimated Cost		2,083,843	Subtotal of Estimated Cost		2,083,843
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Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year 4 FFY 2008 PHA FY: 2008			Activities for Year 5 FFY 2009 PHA FY: 2009		
FFY: 2004	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	a. Resident Relations Dept. – Coordinator of services & programs, admin. & operations Provides admin. services including coordination & drafting of grant applications, grant management, contract development & monitoring, fin. Management, special projects, & acts as Board of Commissioners liaison	1408	612,267	a. Resident Relations Dept. – Coordinator of services & programs, admin. & operations Provides admin. services including coordination & drafting of grant applications, grant management, contract development & monitoring, fin. Management, special projects, & acts as Board of Commissioners liaison	1408	612,267
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408	116,717	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408	116,717
	c. Resident Leadership Training Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the Resident Policy adopted by the Board of Commissioners, conducts resident elections.	1408	294,277	c. Resident Leadership Training Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the Resident Policy adopted by the Board of Commissioners, conducts resident elections.	1408	294,277

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

Activities for Year 1	Activities for Year 4 FFY 2008 PHA FY: 2008			Activities for Year 5 FFY 2009 PHA FY: 2009		
FFY: 2004	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing, and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director, and management staff.	1408	129,224	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing, and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director, and management staff.	1408	129,224
	e. Senior Activities Coordinates multi-cultural, social, inter-generation, health-related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist senior clubs with event planning, fundraising, organization.	1408	43,370	e. Senior Activities Coordinates multi-cultural, social, inter-generation, health-related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist senior clubs with event planning, fundraising, organization.	1408	43,370
	f. Youth Sports Encourages youth participation in vocational, educational, cultural & recreational programs available to youth. Coordinates transportation for events. Develop HACLA sports leagues and tournaments. Design and implement programs to deter youth from gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth councils including fundraising and event planning.	1408	174,721	f. Youth Sports Encourages youth participation in vocational, educational, cultural & recreational programs available to youth. Coordinates transportation for events. Develop HACLA sports leagues and tournaments. Design and implement programs to deter youth from gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth councils including fundraising and event planning.	1408	174,721

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

Activities for Year 1	Activities for Year 4 FFY 2008 PHA FY: 2008			Activities for Year 5 FFY 2009 PHA FY: 2009		
FFY: 2004	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	g. Resident Advisory Board (RAB)			g. Resident Advisory Board (RAB)		
	1. RAB Secretary		16,674	1. RAB Secretary		16,674
	2. Overhead: Training/Travel/Other		33,348	2. Overhead: Training/Travel/Other		33,348
	h. Funding for Resident Newspaper		125,055	h. Funding for Resident Newspaper		125,055
	i. Employee Training – Career & Professional Development to increase capacity to manage and to sustain long-term viability to mod. Work & to address identified mgmt. Needs.			i. Employee Training – Career & Professional Development to increase capacity to manage and to sustain long-term viability to mod. Work & to address identified mgmt. Needs.		
	1. Housing Authority-wide employee training (related to conventional housing program)		292,681	1. Housing Authority-wide employee training (related to conventional housing program)		292,681
	2. Safety Training		49,667	2. Safety Training		49,667
	3. Training for HAPD		41,685	3. Training for HAPD		41,685
	4. Training for Mod.		9,230	4. Training for Mod.		9,230
	j. Resident Training for Sect. 3 Opportunities		144,567	j. Resident Training for Sect. 3 Opportunities		144,567
	Subtotal of Estimated Cost		<u>2,083,483</u>	Subtotal of Estimated Cost		<u>2,083,483</u>

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: CA16P00450104 – Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Original Revised for Actual Amount Received
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,500,000	0	0	0
3	1408 Management Improvements Soft Costs	1,940,288	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	1,940,288	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	700,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	3,157,089	0	0	0
10	1460 Dwelling Structures	6,416,447	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	500,000	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	2,000,000	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	1,248,775	0	0	0
20	Amount of Annual Grant: (sum of lines 1-19)	<u>19,402,887</u>	<u>0</u>	<u>0</u>	<u>0</u>
	Amount of line 20 Related to LBP Activities	475,000	0	0	0
	Amount of line 20 Related to Sect. 504 compliance	380,000	0	0	0
	Amount of line 20 Related to Security –Soft Costs	690,000	0	0	0
	Amount of Line 20 related to Security-- Hard Costs	158,402	0	0	0
	Amount of line 20 Related to Energy Conservation Measures	475,000	0	0	0
	Collateralization Expenses or Debt Service	0	0	0	0

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
CAL 4-03	Comprehensive Modernization				0			
Pueblo Del Rio	Site Work	1450	51 units		0			Work will be done by Kumbaya Const. under Force Account (FA)
	Metalwork/Carpentry	1460	51 units		0			Work delayed due to lack of progress
	Insulation and Roofing	1460	51 units		0			On A/E. Site has been deemed
	Doors & Widows	1460	51 units		0			Historically significant and needs
	Lath & Plaster and Stucco	1460	51 units		0			Clearance thru the State Historic
	Ceramic Tile	1460	51 units		0			Preservation Office. First phase will
	Resilient Flooring	1460	51 units		0			Be funded in next year's grant.
	Painting	1460	51 units		0			
	Range Hoods/Kitchen Cabinetry	1460	51 units		0			
	Plumbing & Heating	1460	51 units		0			
	Electrical	1460	51 units		0			
CAL 4-06					3,500,000			
William Mead	Electrical Upgrade of dwelling units	1460	250 Units		1,000,000			Work will be done by Kumbaya Const. under Force Account (FA)
	Soil Remediation & water/sewer Replacement.	1450	302 units		2,500,000			Work required under terms of Consent Order with the State of
								California Department of Toxic
								Substances Control to address
CAL 4-08	Comprehensive Modernization				0			Work to be performed by Kumbaya
Rose Hill	Site Work	1450	48 units		0			Construction under Force Account
Courts	Metalwork/Carpentry	1460	48 units		0			Work delayed due to lack of progress
	Insulation and Roofing	1460	48 units		0			On A/E. Site has been deemed

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	Doors and Windows	1460	48 units	0				Historically significant and needs
	Lath & Plaster and Stucco	1460	48 units	0				Clearance thru the State Historic
	Ceramic Tile	1460	48 units	0				Preservation Office. First phase will
	Resilient Flooring	1460	48 units	0				Be funded in future grants.
	Painting	1460	48 units	0				
	Range Hoods/Kitchen Cabinetry	1460	48 units	0				
	Plumbing & Heating	1460	48 units	0				
	Electrical	1460	48 units	0				
CAL 4-13	Non-Routine Maintenance			0				
Nickerson Gardens								
	Reroof 26 Buildings	1460	26 Bldgs	0				Work delayed. Work will be done
								In future grants.
CAL 4-15	Comprehensive Modernization			1,973,536				
Pueblo Del	Site Work	1450	22 units	217,089				Work will be done by the
Rio Ext.	Metalwork/Carpentry	1460	22 units	236,824				Authority's Force Account
	Insulation and Roofing	1460	22 units	78,941				Construction entity. Work is
	Doors and Windows	1460	22 units	236,824				For the last units of the Comp
	Lath & Plaster and Stucco	1460	22 units	107,184				Mod of this site.
	Ceramic Tile	1460	22 units	78,941				
	Resilient Flooring	1460	22 units	78,941				
	Painting	1460	22 units	98,677				
	Range Hoods/Kitchen Cabinetry	1460	22 units	136,106				
	Plumbing & Heating	1460	22 units	340,265				
	Electrical	1460	22 units	363,742				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES			Grant Type and Number Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
CAL 4-16	Non-Routine Maintenance				0			
Jordan								
Downs	Reroof 15 Buildings	1460	15 Bldgs		0			Work delayed. Will be done in Future grants
CAL 4-20	Comprehensive Modernization				500,000			
Estrada	Site Work	1450	7 units		55,000			
Courts	Metalwork/Carpentry	1460	7 units		60,000			
Extension	Insulation and Roofing	1460	7 units		20,000			
	Doors and Windows	1460	7 units		60,000			
	Lath & Plaster and Stucco	1460	7 units		27,155			
	Ceramic Tile	1460	7 units		20,000			
	Resilient Flooring	1460	7 units		20,000			
	Painting	1460	7 units		25,000			
	Range Hoods/Kitchen Cabinetry	1460	7 units		34,483			
	Plumbing & Heating	1460	7 units		86,207			
	Electrical	1460	7 units		392,155			
CAL 4-21								
Mar Vista Gardens								
	Replace Windows; Instll window Security System; Install Security Screen Doors	1460	200 units		0			Work delayed. Will be done in Future grants.

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
CAL 4-22	Comprehensive Modernization			3,500,000					
San Fernando Gardens	Site Work	1450	48 units	385,000				Work will be done by the Authority's Force account entity.	
	Metalwork/Carpentry	1460	48 units	420,000					
	Insulation and Roofing	1460	48 units	140,000					
	Doors and Windows	1460	48 units	420,000					
	Lath & Plaster and Stucco	1460	48 units	190,086					
	Ceramic Tile	1460	48 units	140,000					
	Resilient Flooring	1460	48 units	140,000					
	Painting	1460	48 units	175,000					
	Range Hoods/Kitchen Cabinetry	1460	48 units	241,380					
	Plumbing & Heating	1460	48 units	603,448					
	Electrical	1460	48 units	645,086					
	Roof Replacement	1460	5Bldgs	100,000					Work to be performed by outside Contractor
CAL-4XX	Transfer to Operations	1406		2,438,774					Funds for transfer to Authority Operations
CAL-4XX	PHA-Wide Construction			0					
	Authority Wide Administrative Costs	1410		1,202,978					
	Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord.								

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES			Grant Type and Number Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
	Contract Admin. Res. Dev. Program Coord. Budget Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)								
	Allocation of Direct Costs for the following support/Admin. Depts.. (Based on time-allocation study):	1410							
	Executive General Services Planning Finance/budget Human Resources MIS								
CAL-4XX	B. Fringe Benefits	1410		465,636					
CAL-4XX	C. Other Eligible Admin.	1410		271,674					
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry								
CAL-4XX	Authority Wide A/E Fund	1430.1		486,000					
CAL-4XX	Authority Wide CFP Planning Costs	1430.19		25,000					

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
CAL-4XX	Authority Wide Inspection Costs	1430.7		189,000				
CAL-4XX	Authority Wide Relocation Fund	1495.1		2,000,000				
CAL-4XX	Authority Wide Contingency	1502		1,248,775				
CAL-4XX	Authority Wide Dwelling and Non-dwelling Equipment Costs			500,000				
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.	1475.2		500,000				
CAL-4XX	Authority Wide – Management Improvements	1408		1,940,288				
	a. Resident Relations Dept. – Coordination of services, programs, admin & operations. Provides administrative services including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		570,187				
	b. Resident Patrol Conducts a voluntary resident	1408		108,695				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	safety program providing residents with training and work experience in the safety industry.							
	c. Resident Leadership Training Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leasership training to 18 resident	1408		274,052				
	organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections							
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		120,343				
	e. Senior Activities Coordinates multi-cultural social, inter-generation, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist Senior clubs	1408		40,389				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	with fundraising, organization and event planning.							
	f. Youth Sports Encourages youth participating in vocational, educational, recreational and cultural programs available to youth. Coordinates transportation for events. Develop Housing Authority sports leagues and tournaments. Design and implement programs to deter youth gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth Councils including fundraising and event planning.	1408		162,713				
	g. Resident Advisory BD (RAB)	1408						
	1. RAB Secretary			16,674				
	2. Overhead: Training/Travel/Other			29,910				
	h. Funding for Resident Newspaper	1408		116,460				
	i. Employee Training – Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs							

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	1. Housing Authority-wide employee training (related to conventional housing program)			272,565				
	2. Safety Training			46,253				
	3. Train for Public Safety/Security			38,820				
	4. Training for Modernization			8,596				
	j. Resident Training for Sect. 3 Opportunities	1408		134,631				
	Grand Fund Total			19,402,887				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Los Angeles		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:				
A. Development Number/Name/HA-Wide	Year 1 FFY 2004	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008	
Please Note: Funding for the capital Fund Program is subject to Federal Budget appropriations. Reductions in appropriations may result in reduced or eliminated work items						
4-01 Ramona Gardens	Annual Statement	0	0	3,950,000	3,750,000	
4-03 Pueblo Del Rio		3,300,000	3,369,849	3,600,000	3,400,000	
4-04 Rancho San Pedro		0	220,000	200,000	0	
4-06 William Mead		1,450,000	1,710,000	0	0	
4-07 Estrada Courts		0	0	3,450,000	3,300,000	
4-08 Rose Hill		1,350,000	3,060,000	0	800,000	
4-09 Avalon Gardens		300,000	456,000	0	0	
4-10 Gonzaque Village		200,000	525,000	525,000	0	
-continued-						
B. Physical Improvements Subtotal			13,412,100	13,104,305	13,115,000	12,270,000
C. Management Improvements		2,083,483	2,083,483	2,083,483	2,083,483	
D. PHA-wide Nondwelling Structures and Equipment		955,766	1,000,000	1,000,000	1,000,000	
E. Administration		2,083,483	2,083,483	2,083,483	2,083,483	
F. Other		2,300,000	2,563,561	2,552,866	3,397,866	
G. Operations		0	0	0	0	
H. Demolition		0	0	0	0	
I. Replacement Reserves		0	0	0	0	
J. Mod Used for Development		0	0	0	0	
K. Total Non-CGP Funds		0	0	0	0	
M. Grant Total		20,834,832	20,834,832	20,834,832	20,834,832	

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

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

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

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

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

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

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

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

Activities for Year 1	Activities for Year 4 FFY 2007 PHA FY: 2007			Activities for Year 5 FFY 2008 PHA FY: 2008		
FFY: 2004	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	CAL 4-04 Rancho San Pedro					
	Roof Replacement	10 Bldgs	200,000			
	CAL 4-07 Estrada Courts			CAL 4-07 Estrada Courts		
	Comprehensive Mod. – Phase I		3,300,000	Comprehensive Mod. – Phase 1		3,300,000
	Site Work	47 units	363,000	Site work	47 units	363,000
	Metalwork/Carpentry	47 units	396,000	Metalwork/Carpentry	47 units	396,000
	Insulation and Roofing	47 units	132,000	Insulation & Roofing	47 units	132,000
	Doors & Windows	47 units	396,000	Doors & Windows	47 units	396,000
	Lath & Plaster and Stucco	47 units	179,224	Lath & Plaster and Stucco	47 units	179,224
	Ceramic Tile	47 units	132,000	Ceramic Tile	47 units	132,000
	Resilient Flooring	47 units	132,000	Resilient Flooring	47 units	132,000
	Painting	47 units	165,000	Painting	47 units	165,000
	Range Hoods / Kitchen Cabinetry	47 units	227,586	Range Hoods / Kitchen Cabinetry	47 units	227,586
	Plumbing & Heating	47 units	568,966	Plumbing & Heating	47 units	568,966
	Electrical	47 units	608,224	Electrical	47 units	608,224
	Reroofing	7 Bldgs	150,000	CAL 4-08 Rose Hill Courts		
				Multipurpose Community Center	1 Bldg	800,000
	CAL 4-10 Gonzaque Village					
	Roof Replacement	36 bldgs.	525,000	CAL 4-16 Jordan Downs		
				Roof Replacement	20 Bldgs	620,000
	CAL 4-15 Pueblo Del Rio Extension			Remodel Management/Maint. Bldg	1 Bldg	200,000
	Replace roofing	10 Bldgs	200,000			
				CAL 4-19 Imperial Courts		
	CAL 4-16 Jordan Downs			Remodel Management/Maint. Bldg	1 Bldg	200,000
	Replace roofing	10 Bldgs	310,000			
	CAL 4-17 Rancho San Pedro Extens.					
	Replace roofing	10 Bldgs	200,000			

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

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

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

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

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

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

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

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

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

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

Office of Public and Indian Housing

HA Name Housing Authority of the City of Los Angeles				Comprehensive Grant CA16P00450103	FFY of Grant Approval 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 6-30-04 _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds		0	0	0
2	1406 Operations (May not exceed 10% of line 19)	0	0	1	2
3	1408 Management Improvements	1,714,258	1,714,258	1,714,258	146,499
4	1410 Administration	1,714,258	1,714,258	1,714,258	1,020,483
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	800,000	1,106,961	1,106,961	350,927
8	1440 Site Acquisition	0	0	1	2
9	1450 Site Improvement	982,360	1,271,980	1,196,980	460,098
10	1460 Dwelling Structures	9,631,706	8,428,691	7,754,349	3,628,235
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	1	2
12	1470 Nondwelling Structures	0	295,852	295,852	5,698
13	1475 Nondwelling Equipment	800,000	800,000	800,000	148,854
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration		0	0	0
17	1495.1 Relocation Costs	1,500,000	1,810,581	1,810,577	1,810,573
18	1498 Mod Used for Development		0	1	2
19	1502 Contingency (may not exceed 8% of line 16)	0	0	0	0
20	Amount of Annual Grant (Sum of lines 2-19)	17,142,582	17,142,582	16,393,240	7,571,376
21	Amount of line 20 Related to LBP Activities	475,000	23,937	23,937	23,937
22	Amount of line 20 Related to Section 504 Compliance	380,000	117400	117400	66906.05
23	Amount of line 20 Related to Security	848,402	754223	754223	329619
24	Amount of line 20 Related to Energy Conservation Measures	475,000	0	0	0

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4001 Ramona Gardens	Emergency LBP In-Place Management in response to elevated blood lead report.	1460	As needed	0	32,377	32,377	27,806	Work completed by Force Account Construction (FAC).
	Install 504 Ramp Bldg. 524	1460	1 Bldg.	0	24,129	24,129	24,129	
CAL 4004 Rancho San Pedro	Remodel Social Hall to include Computer Lab	1470	1 bldg.	0	8,248	8,248	3,677	Added via 2004 budget process. Work to be done by FAC.
				0	150,000	150,000	0	
CAL 4006 William Mead	Plygrnd Equip Assoc soil Remed	1450	As Needed	0	1,276,531	1,276,531	364,954	Added via 2004 budget process. Work to be performed by outside contractor.
	Upgrade to Bldg. 21 for use as daytime relocation center during contaminated soil remediation.	1460	1 Bldg.	0	2,100	2,100	846	
	Electrical Upgrade Phase 1	1460	98 units	0	137,918	137,918	35,036	
	Emergency Sewer Gas Odor Abatament	1460	As Needed	0	1,109,722	1,109,722	317,436	
Bldg. 21 504 ramp	1460	1 bldg.	0	5,938.90	5,938.90	5,938.90	Emergency item added. Work completed by outside contractor.	
				0	20,852.00	20,852.00	5,698.08	Added via 2004 budget process. WIP by FAC.

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4007 Estrada Courts	Upgrade electrical on mgmt. Bldg	1460	1 bldg.	0	43,869	4,065	5,701	Added via 2004 budget process. Work completed by FAC.
				0	39,804	0	0	
	Emergency Fire Job, Unit #181	1460	1 unit	0	4,065	4,065	5,701	Emergency item added. Work completed by FAC.
CAL 409 Avalon Gardens	Install security windows/doors/screens	1460	All Units	0	480,470	480,470	243,047	Added under full fungibility. Work performed by FAC.
				0	200,000	200,000	268	
	Replace vent screens	1460	As Needed	0	4,599	4,599	2,679	
	Replace water gate valve	1460	As Needed	0	35,771	35,771	0	
	Install Security Cameras	1460	As Needed	0	240,100	240,100	240,100	Added under full fungibility. Work completed by outside contractor.
CAL 4010 Gonzague Village				0	29,963	29,963	22,034	Emergency Item added. Work completed by FAC.
	Emergency Fire Job, Unit #6	1460	1 unit	0	29,963	29,963	22,034	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4013 Nickerson Gardens	Bathroom Upgrades/Repairs	1460	To be determined	963,521 463,521	280,000 280,000	280,000 280,000	9,919 9,919	Work will be done by FAC.
	Reroof 55 buildings	1460	55 bldgs.	500,000	0	0	0	Moved under full fungibility.
CAL 4015 Pueblo del Rio Ext.	Comprehensive Modernization			2,600,571	2,086,712	2,086,712	1,636,858	
	Site Work	1450	23 units	286,063	350,306	350,306	350,306	Work in Progress - FAC.
	Metalwork/Carpentry	1460	23 units	312,068	385,590	385,590	304,116	
	Insulation & Roofing	1460	23 units	104,023	30,364	30,364	15,666	
	Doors & Windows	1460	23 units	312,068	216,357	216,357	156,573	
	Lath, Plaster & Stucco	1460	23 units	141,238	110,120	110,120	83,195	
	Ceramic Tile	1460	23 units	104,023	81,104	81,104	53,984	
	Resilient Flooring	1460	23 units	104,023	81,104	81,104	53,984	
	Painting	1460	23 units	130,029	101,381	101,381	74,397	
	Range Hoods/Kitchen Cabinets	1460	23 units	179,350	213,941	213,941	155,958	
	Plumbing & Heating	1460	23 units	448,375	235,017	235,017	172,705	
	Electrical	1460	23 units	479,311	281,427	281,427	215,974	
CAL 4016 Jordan Downs	Correct Site Draining	1450	As Needed	0 0	75,000 75,000	0 0	0 0	Added via 2004 budget process. Work will be done by FAC.
CAL 4017 Rancho San Pedro Ext.	Enhancements to building facades & landscaping on Harbor Blvd	1450	4 Bldgs	0 0	81,646 81,646	81,646 81,646	2,711 2,711	Added via full fungibility. WIP by FAC.

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4019 Imperial Courts	Replace window bars	1460	As Needed	0	366,714	366,714	55,828	Added via 2003 budget process. WIP by Central Shops.
				0	310,886	310,886	0	
	Electrical Upgrade	1460	1 Bldg	0	55,828	55,828	55,828	Added via 2004 budget process. Work will be performed by FAC.
CAL 4020 Estrada Courts Ext.	Comprehensive Modernization			2,639,975	1,296,140	986,140	279,968	
	Site Work	1450	20 units	256,297	202,530	202,530	47,570	Work in Process. Work performed by FAC.
	Metalwork/Carpentry	1460	20 units	279,597	159,620	159,620	82,395	
	Insulation and Roofing	1460	20 units	93,199	17,535	17,535	3,985	
	Doors & Windows	1460	20 units	279,597	124,952	124,952	60,814	
	Lath & Plaster and Stucco	1460	20 units	126,541	54,436	54,436	13,781	
	Ceramic Tile	1460	20 units	93,199	40,093	40,093	10,150	
	Resilient Flooring	1460	20 units	93,199	40,093	40,093	10,150	
	Painting	1460	20 units	116,499	50,116	50,116	12,687	
	Range Hoods/Kitchen Cabinetry	1460	20 units	160,689	105,526	105,526	15,588	
	Plumbing & Heating	1460	20 units	401,720	97,123	97,123	11,424	
	Electrical	1460	20 units	429,438	94,117	94,117	11,424	
	Roof Replacement	1460	4 bldgs.	310,000	310,000	0	0	Work to be performed by outside contractor.

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4021 Mar Vista Gardens	Replace concrete gutters and walkways	1450	As Needed	0	703,404	703,404	329,619	Added via 2003 budget process. Work to be performed by outside contractor.
				0	200,000	200,000	0	
	Replace shed doors/roof	1460	As Needed	0	50,000	50,000	0	
	Replace electrical enclosures	1460	As Needed	0	123,785	123,785	0	
	Install security cameras	1460	As Needed	0	329,619	329,619	329,619	Added under full fungibility. Work completed by outside contractor.
CAL 4022 San Fernando Gardens	Comprehensive Modernization			4,409,999	2,467,130	2,267,130	796,291	
				3,999,999	2,234,400	2,234,400	763,561	
	Site Work	1450	48 units	440,000	442,044	442,044	61,376	
	Metalwork/Carpentry	1460	48 units	480,000	365,100	365,100	215,759	Work in Process.
	Insulation and Roofing	1460	48 units	160,000	40,110	40,110	6,269	Work performed by FAC.
	Doors and Windows	1460	48 units	480,000	285,803	285,803	55,405	
	Lath & Plaster and Stucco	1460	48 units	217,241	124,513	124,513	62,024	
	Ceramic Tile	1460	48 units	160,000	91,705	91,705	66,056	
	Resilient Flooring	1460	48 units	160,000	91,705	91,705	66,056	
	Painting	1460	48 units	200,000	114,631	114,631	54,906	
	Range Hoods/Kitchen Cabinetry	1460	48 units	275,862	241,368	241,368	45,698	
	Plumbing & Heating	1460	48 units	689,655	222,150	222,150	50,101	
Electrical	1460	48 units	737,241	215,272	215,272	79,911		
	Asbestos Abatement related to Comprehensive Modernization	1460	66 units	0	32,730	32,730	32,730	Added via full fungibility. WIP by FAC.

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4026 Independ. Square	Roof Replacement	1460	20 bldgs.	410,000	200,000	0	0	Work to be performed by outside contractor.
	Patio Netting	1460	As Needed	0	190,879	190,879	144,065	Added via 2003 budget process. Work to be performed by FAC.
	Upgrade showers	1460	As Needed	0	148,000	148,000	144,065	Added under full fungibility. Work to be performed by FAC.
CAL 4028 609 California Apartments	Install bathroom heat lamps	1460	As Needed	0	15,980	15,980	0	Added via 2004 budget process. Work to be performed by FAC.
	Install bathroom grab bars	1460	As Needed	0	66,906	66,906	68,507	Work completed by FAC.
CAL 4038 Westside Manor	Paint common areas and community room	1460	1 Bldg.	0	19,744	19,744	16,112	Added via 2004 budget process. Work completed by FAC.
CAL 4039 1100 E. 112th	Paint building exterior	1460	1 Bldg.	0	7,940	7,940	8,862	Added via 2004 budget process. Work in process by FAC.
CAL 4065 110 E. 94th	Paint building exterior	1460	1 Bldg.	0	10,820	0	0	Added via 2004 budget process. Work to be completed by FAC.

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4079 6615 Lemp Ave.	Paint building exterior	1460	1 Bldg.	0	12,167	12,167	11,015	Added via 2004 budget process. Work in process by FAC.
				0	12,167	12,167	11,015	
CAL 4138 145 E. 54th	Paint building exterior	1460	1 Bldg.	0	12,003	12,003	6,323	Added via 2004 budget process. Work in process by FAC.
				0	12,003	12,003	6,323	
CAL 4141 215 E. 93rd	Paint building exterior	1460	1 Bldg.	0	12,573	12,573	14,472	Added via 2004 budget process. Work completed by FAC.
				0	12,573	12,573	14,472	
CAL 4145 210 W. 91st	Paint building exterior	1460	1 Bldg.	0	168,535	54,817	49,938	Added via 2004 budget process. Work in process by FAC.
				0	12,038	12,038	7,159	
CAL 4224 Nw Pico II (HA Loc. 224)	Decking Repairs	1460	As Needed	0	42,779	42,779	42,779	Added via full fungibility. Work completed by outside contractor.
	Install Security Screen Doors	1460	As Needed	0	113,718	0	0	
CAL 4226 Nw Pico II (HA Loc. 226)	Construct Maintenance Bldg.			0	125,000	125,000	0	Added under full fungibility. Work performed by outside contractor.
		1470	1 bldg.	0	125,000	125,000	0	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide	1410		1,063,040	1,419,135	1,419,135	920,893	Ongoing
	Administrative Costs							
	Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Data Program Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)							
	Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study):							
	Executive General Services Planning Finance/Budget Human Resources MIS							
	B. Fringe Benefits	1410		411,470	8,123	8,123	16,756	Ongoing
	C. Other Eligible Admin.	1410		240,071	287,000	287,000	82,834	Ongoing
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide Planning for Crime Prevention through Environmental Design (CPTED) approaches. Initial sites: Nickerson Gardens, Imperial Cts, Jordan Downs, Independent Sq. Additional planning for Comp Mod sites, scattered sites, senior sites, plan review.	1430.2		100,000	370,462	370,462	110,219	WIP by consultant
CAL-4XX	Authority Wide A/E Fund	1430.1		400,000	708,183	708,183	165,816	Ongoing
CAL-4XX	Authority Wide CGP Planning Costs	1430.19		50,000	0	0	0	Reprogrammed
CAL-4XX	Authority Wide Inspection Costs	1430.7		250,000	28,316	28,316	74,892	Ongoing
CAL-4XX	Authority Wide Relocation Fund	1495.1		1,500,000	1,810,581	1,810,581	1,810,581	Completed
CAL-4XX	Authority Wide Contingency	1502		0	0	0	0	
CAL-4XX	Authority Wide Dwelling and Nondwelling Equipment Costs Stoves, playground equipment, computer learning centers, maintenance vehicles and construction equipment	1475.2		800,000	800,000	800,000	148,854	On-going

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide - Management Improvements	1408		1,713,935	1,714,258	1,714,258	146,499	Ongoing
	a. Resident Relations Dept. - Coordination of services, programs admin & operations. Provides administrative services including coordination & drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		503,859	1,599,863	1,599,863	54,104	
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training & work experience in the safety industry	1408		86,547	0	0	0	
	c. Resident Leadership Training Strives to strengthen leadership skills of resident governing bodies in HACLA Developments. Provides centralized leadership training to 18 resident groups. Assists in overseeing resident policy adopted by the Board of Commissioners, conducts resident elections.	1408		242,172	0	0	0	Reprogrammed

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		106,344	0	0	0	Reprogrammed.
	e. Senior Activities Coordinates multi-cultural social, inter-generational, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs at developments. Assists with fund raising and event planning.	1408		35,691	0	0	0	Reprogrammed. Activities funded from other sources
	f. Youth Sports Encourages youth participation in vocational, educational, recreational & cultural programs available to youth. Coordinates transportation for events. Develops HACLA sports leagues & tournaments. Design and implementation of programs to deter youth from gangs & drugs. Promote youth involvement in positive activities. (Cont'd)	1408		143,785	19,508	19,508	19,508	Ongoing

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Youth Sports - Continued Coordinates efforts of resident Youth Councils including fundraising and event planning.							
	g. Resident Advisory Board							
	1. Secretary	1408		13,584	0	0	0	Reprogrammed
	2. Overhead: Training/Travel/Oth	1408		36,438	0	0	0	
	h. Funding for Resident Newspaper							
		1408		102,913	49,550	49,550	13,750	Ongoing
	i. Employee Training - Career & Professional Development to Increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs							
	1. Housing Authority-wide employee training (related to conventional housing program)	1408		240,859	38,130	38,130	48,511	Ongoing
	2. Safety Training	1408		40,873	0	0	0	Reprogrammed.
	3. Training for HAPD	1408		34,304	0	0	0	
	4. Training for Mod.	1408		7,596	0	0	0	
	j. Resident Training for Sect. 3 Opportunities							
		1408		118,970	7,207	7,207	10,625	Ongoing
	Grand Fund Total			17,142,582	17,142,582	16,393,240	7,571,376	

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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4-01 Ramona Gardens	16-Sep-05		31-Mar-04	16-Sep-07		30-Jun-04	Requirements of State of Calif Dept. of Toxic Substance Control caused delays
CAL 4-04 Rancho San Pedro	16-Sep-05			16-Sep-07			
CAL 4-06 William Mead	16-Sep-05		31-Mar-04	16-Sep-07			
CAL 4-07 Estrada Courts	16-Sep-05			16-Sep-07			
CAL 4-09 Estrada Courts	16-Sep-05		31-Mar-04	16-Sep-07			
CAL 4-10 Estrada Courts	16-Sep-05		31-Mar-04	16-Sep-07			
CAL 4-13 Nickerson Gardens	16-Sep-05		31-Dec-03	16-Sep-07			
CAL 4-15 Pueblo Extension	16-Sep-05		31-Mar-04	16-Sep-07			
CAL 4016 Jordan Downs	16-Sep-05			16-Sep-07			
CAL 4-17	16-Sep-05		31-Dec-03	16-Sep-07			

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and Urban Development**
Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Rancho San Pedro Ext.							
CAL 4-19 Imperial Courts	16-Sep-05		31-Mar-04	16-Sep-07			
CAL 4-20 Estrada Courts Ext.	16-Sep-05			16-Sep-07			
CAL 4-21 Mar Vista Gardens	16-Sep-05		31-Mar-04	16-Sep-07			
CAL 4-22 San Fernando Gardens	16-Sep-05			16-Sep-07			
CAL 4-26 Independent Square	16-Sep-05		31-Mar-04	16-Sep-07			
CAL 4-28 California Apartments	16-Sep-05		31-Mar-04	16-Sep-07		30-Jun-04	
CAL 4038 Westside Manor	16-Sep-05		31-Mar-04	16-Sep-07		30-Jun-04	
CAL 4039 1100 E. 112th	16-Sep-05		31-Mar-04	16-Sep-07		30-Jun-04	
CAL 4065 110 E. 94th	16-Sep-05			16-Sep-07			
CAL 4079 6615 Lemp Ave.	16-Sep-05		31-Mar-04	16-Sep-07		30-Jun-04	

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

FFY 2003 CFP - CA16P004-501-03

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4138 145 E. 54th	16-Sep-05		31-Mar-04	16-Sep-07			

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

FFY 2003 CFP - CA16P004-501-03

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4141 215 E. 93rd	16-Sep-05		31-Mar-04	16-Sep-07		30-Jun-04	
CAL 4145 210 W. 91st	16-Sep-05		31-Mar-04	16-Sep-07			
CAL 4224 Nw Pico II (HA Loc. 224)	16-Sep-05			16-Sep-07			
CAL 4226 Nw Pico II (HA Loc. 226)	16-Sep-05		30-Jun-04	16-Sep-07			

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

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

Office of Public and Indian Housing

HA Name Housing Authority of the City of Los Angeles	Comprehensive Grant CA16P00450203	FFY of Grant Approval 2003
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Period Ending 6-30-04 _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds		0	0	0
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvements	386,209	386,209	386,209	4,294
4	1410 Administration	386,209	386,209	386,509	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	200,000	50,000	30,000	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	173,886	156,511	156,511	46,537
10	1460 Dwelling Structures	1,406,892	1,576,405	1,285,907	396,661
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	200,000	380,458	380,458	74,933
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	800,000	800,000	800,000	637,635
18	1498 Mod Used for Development			0	0
19	1502 Contingency (may not exceed 8% of line 16)	308,900	126,304	0	0
20	Amount of Annual Grant (Sum of lines 2-19)	3,862,096	3,862,096	3,425,594	1,160,060
21	Amount of line 20 Related to LBP Activities	107,014	0	0	0
22	Amount of line 20 Related to Section 504 Compliance	85,611	0	0	0
23	Amount of line 19 Related to Security	191,139	0	0	0
24	Amount of line 20 Related to Energy Conservation Measures	107,104	0	0	0

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

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

FFY 2003 CFP - CA16P004-502-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4013 Nickerson Gardens	Shower Upgrade	1460	To be determined	0 0	290,498 290,498	0 0	0 0	Added via full fungibility. Work will be performed by FAC.
CAL 4015 Pueblo del Rio Ext.	Comprehensive Modernization			1,580,778	1,422,831	1,422,831	423,066	
	Site Work	1450	23 units	173,886	156,511	156,511	46,537	Work in progress by FAC.
	Metalwork/Carpentry	1460	23 units	189,693	170,740	170,740	50,768	
	Insulation & Roofing	1460	23 units	63,231	56,913	56,913	16,923	
	Doors & Windows	1460	23 units	189,693	170,740	170,740	50,768	
	Lath, Plaster & Stucco	1460	23 units	85,853	77,275	77,275	22,977	
	Ceramic Tile	1460	23 units	63,231	56,913	56,913	16,923	
	Resilient Flooring	1460	23 units	63,231	56,913	56,913	16,923	
	Painting	1460	23 units	79,039	71,142	71,142	21,153	
	Range Hoods/Kitchen Cabinets	1460	23 units	109,019	98,126	98,126	29,177	
	Plumbing & Heating	1460	23 units	272,549	245,316	245,316	72,942	
	Electrical	1460	23 units	291,353	262,242	262,242	77,975	
CAL 4062 1613 E. 41st St.	Paint building exterior	1460	1 Bldg.	0 0	12,047 12,047	12,047 12,047	12,531 12,531	Added via 2004 budget process. Work completed by FAC.
CAL 4073 1539 E. 57th St.	Paint building exterior	1460	1 Bldg.	0 0	7,540 7,540	7,540 7,540	7,601 7,601	Added via 2004 budget process. Work in process by FAC.

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

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

FFY 2003 CFP - CA16P004-502-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide	1410		239,449	239,449	239,449	0	Ongoing
	Administrative Costs							
	Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Data Program Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)							
	Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study):							
	Executive General Services Planning Finance/Budget Human Resources MIS							
	B. Fringe Benefits	1410		92,684	92,684	92,984	0	Ongoing
	C. Other Eligible Admin.	1410		54,076	54,076	54,076	0	Ongoing
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							

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

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

FFY 2003 CFP - CA16P004-502-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide Planning for Crime Prevention through Environmental Design (CPTED) approaches. Initial sites: Nickerson Gardens, Imperial Cts, Jordan Downs, Independent Sq. Additional planning for Comp Mod sites, scattered sites, senior sites, plan review.	1430.2		20,000	5,000	5,000	0	Work to be done by consultant
CAL-4XX	Authority Wide A/E Fund	1430.1		80,000	20,000	0	0	Ongoing
CAL-4XX	Authority Wide CGP Planning Costs	1430.19		0	0	0	0	Reprogrammed
CAL-4XX	Authority Wide Inspection Costs	1430.7		100,000	25,000	25,000	0	Ongoing
CAL-4XX	Authority Wide Relocation Fund	1495.1		800,000	800,000	800,000	637,635	Ongoing.
CAL-4XX	Authority Wide Contingency	1502		308,900	126,304	0	0	
CAL-4XX	Authority Wide Dwelling and Nondwelling Equipment Costs Stoves, playground equipment, computer learning centers, maintenance vehicles and construction equipment	1475.2		200,000	380,458	380,458	74,933	Ongoing

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

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

FFY 2003 CFP - CA16P004-502-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide - Management Improvements	1408		386,209	386,209	386,209	4,294	Ongoing
	a. Resident Relations Dept. - Coordination of services, programs admin & operations. Provides administrative services including coordination & drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		113,495	113,495	113,495	4,294	
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training & work experience in the safety industry	1408		21,635	21,635	21,635	0	
	c. Resident Leadership Training Strives to strengthen leadership skills of resident governing bodies in HACLA Developments. Provides centralized leadership training to 18 resident groups. Assists in overseeing resident policy adopted by the Board of Commissioners, conducts resident elections.	1408		54,549	54,549	54,549	0	Ongoing.

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

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

FFY 2003 CFP - CA16P004-502-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		23,954	23,954	23,954	0	Ongoing
	e. Senior Activities Coordinates multi-cultural social, inter-generational, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs at developments. Assists with fund raising and event planning.	1408		8,039	8,039	8,039	0	Ongoing.
	f. Youth Sports Encourages youth participation in vocational, educational, recreational & cultural programs available to youth. Coordinates transportation for events. Develops HACLA sports leagues & tournaments. Design and implementation of programs to deter youth from gangs & drugs. Promote youth involvement in positive activities. (Cont'd)	1408		32,388	32,388	32,388	0	Ongoing

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

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

FFY 2003 CFP - CA16P004-502-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Youth Sports - Continued Coordinates efforts of resident Youth Councils including fundraising and event planning.							
	g. Resident Advisory Board							
	1. Secretary	1408		0	0	0	0	Reprogrammed
	2. Overhead: Training/Travel/Oth	1408		9,272	9,272	9,272	0	Ongoing.
	h. Funding for Resident Newspaper							
	1408	1408		23,181	23,181	23,181	0	Ongoing
	i. Employee Training - Career & Professional Development to Increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs							
	1. Housing Authority-wide employee training (related to conventional housing program)	1408		54,253	54,253	54,253	0	Ongoing
	2. Safety Training	1408		9,207	9,207	9,207	0	Ongoing.
	3. Training for HAPD	1408		7,727	7,727	7,727	0	
	4. Training for Mod.	1408		1,711	1,711	1,711	0	
	j. Resident Training for Sect. 3 Opportunities							
	1408	1408		26,798	26,798	26,798	0	Ongoing
	Grand Fund Total			3,862,096	3,862,096	3,425,594	1,160,060	

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

FFY 2003 CFP - CA16P004-502-03

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4-13 Nickerson Gardens	12-Feb-06			12-Feb-08			
CAL 4-15 Pueblo del Rio Extension	12-Feb-06		31-Mar-04	12-Feb-08			
CAL 4062 1613 E. 41st St.	12-Feb-06		31-Mar-04	12-Feb-08			
CAL 4073 1539 E. 57th St.	12-Feb-06		31-Mar-04	12-Feb-08			

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

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

Office of Public and Indian Housing

HA Name Housing Authority of the City of Los Angeles				Comprehensive Grant CA16P00450102	FFY of Grant Approval 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 6-30-04 _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds		0	0	0
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvements	2,180,867	1,998,145	1,998,145	1,998,145
4	1410 Administration	2,083,483	2,047,229	2,047,229	2,047,229
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	750,000	519,113	519,113	519,113
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,210,732	1,154,514	1,154,514	1,154,513
10	1460 Dwelling Structures	11,525,832	12,652,774	12,652,774	12,451,319
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	82,050	4,207	4,207	4,207
13	1475 Nondwelling Equipment	1,027,788	447,636	447,636	447,635
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration		0	0	0
17	1495.1 Relocation Costs	1,638,858	2,011,213	2,011,213	2,011,213
18	1498 Mod Used for Development		0	0	0
19	1502 Contingency (may not exceed 8% of line 16)	335,222	0	0	0
20	Amount of Annual Grant (Sum of lines 2-19)	20,834,832	20,834,832	20,834,832	20,633,374
21	Amount of line 20 Related to LBP Activities	1,000,000	683,340	683,340	683,340
22	Amount of line 20 Related to Section 504 Compliance	380,000	17,875	17,875	17,875
23	Amount of line 20 Related to Security	1,828,600	650,000	650,000	350,000
24	Amount of line 20 Related to Energy Conservation Measures	0	120,000	120,000	120,000

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

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

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4001 Ramona Gardens	Emergency In place management of lead poisoning hazards - repaint bldg eves.	1460	100%	33,635 33,635	35,334 35,334	35,334 35,334	35,528 35,528	Work completed by Force Account Construction (FAC).
CAL 4003 Pueblo del Rio	Paving and Asphalt repair	1450	As needed	35,630 35,630	35,630 35,630	35,630 35,630	35,630 35,630	Work completed by FAC.
CAL 4004 Rancho San Pedro	Replace windows, install window bars & security screen doors	1460	3 Units	20,192 20,192	149,346 149,346	149,346 149,346	149,346 149,346	Remainder of work in in other grants. Pending completion.
CAL 4006 William Mead	Replace site water lines. Part of Scope of Work for Soil Remediation	1450	16 Bldgs.	386,053 315,000	98,051 0	98,051 0	98,051 0	Moved under full fungibility. Work is part of contaminated soil remediation project. Will be done by outside contractor.
	Replace Basketball Ct	1450	1	42,053	96,531	96,531	96,531	Work completed by contractor.
	Emergency Landscaping to mitigate hazards from contaminated soil. Required by Cal. DTSC.	1450		29,000	1,520	1,520	1,520	Work done by FAC.

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

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

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
CAL 4007 Estrada Courts	Paving and Asphalt repair	1450	As needed	423,580 5,900	381,052 5,900	381,052 5,900	381,012 5,900	Work completed by FAC.	
	Emergency Upgrade Interior Electric	1460	30 Bldgs.	392,846	350,310	350,310	350,309		Work completed by FAC.
	Emergency Fire Job, Unit #214	1460	1 unit	24,834	24,842	24,842	24,803		Work completed by FAC.
CAL 4010 Gonzaque Village	Install Roof Vents	1460	As Needed	0 0	12,574 12,574	12,574 12,574	12,574 12,574	Added under full fungibility. Work completed by FAC.	
CAL 4013 Nickerson Gardens	Roof Replacement Phase III	1460	55 Bldgs	2,015,095 1,249,200	1,616,660 1,532,286	1,616,660 1,532,286	1,616,660 1,532,286	Work completed by contractor.	
	Bathroom Upgrades - install tub liners & repair water damage	1460	As Needed	765,895	10,108	10,108	10,108	Work done by FAC. Job funded in later grants.	
	Emergency Fire Job, Unit #4	1460	1 unit	0	74,266	74,266	74,266	Emergency Item added. Work completed by FAC.	

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

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

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4015 Pueblo del Rio Ext.	Comprehensive Modernization			98,311	15,845	15,845	15,844	
	Asbestos Abatement	1460	As Needed	98,311	15,845	15,845	15,844	Work in conjunction Comp Mod by contractor.
CAL 4016 Jordan Downs	Roof Replacement	1460	35 Bldgs	705,069 685,000	767,643 747,574	767,643 747,574	767,390 747,322	Work completed by contractor.
	Emergency Fire Repairs - Unit 560	1460	1 Unit	20,069	20,069	20,069	20,069	Work completed by FAC.
CAL 4017 Rancho San Pedro Ext.	Install Security Windows and Doors	1460		761,450 700,000	1,373,041 1,112,172	1,373,041 1,112,172	1,373,041 1,112,172	Work in Process (WIP) by FAC.
	Enhancements to building facades & landscaping on Harbor Blvd	1450	4 Bldgs	61,450	260,869	260,869	260,869	WIP by FAC.
CAL 4019 Imperial Courts	Remove Trailer	1450	1 Unit	1,116,112 0	1,154,258 95,121	1,154,258 95,121	1,154,251 95,120	Added via '04 budget process. Work completed by outside contractor.
	Roof Replacement Phase I	1460	43 Bldgs	900,000	919,974	919,974	919,974	Completed.

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

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

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Repair and waterproof end walls of buildings	1460	As Needed	10,000	9,922	9,922	9,922	Completed.
	Refinish/Repaint Rusting Security Screen doors	1460	As Needed	124,062	125,034	125,034	125,027	Work completed by FAC.
	Construct Childcare Center	1470	1	82,050	4,207	4,207	4,207	Funding covers budget above City grant of \$668K. WIP performed by an outside contractor.
CAL 4020 Estrada Courts Ext.	Comprehensive Modernization			2,950,000	3,444,125	3,444,125	3,444,125	
				2,475,000	3,228,436	3,228,436	3,228,436	
	Site Work	1450	50 units	272,250	118,175	118,175	118,175	Work in Process.
	Metalwork/Carpentry	1460	50 units	297,000	638,239	638,239	638,239	Work performed by FAC.
	Insulation and Roofing	1460	50 units	99,000	40,201	40,201	40,201	
	Doors & Windows	1460	50 units	297,000	555,709	555,709	555,709	
	Lath & Plaster and Stucco	1460	50 units	134,417	231,448	231,448	231,448	
	Ceramic Tile	1460	50 units	99,000	170,465	170,465	170,465	
	Resilient Flooring	1460	50 units	99,000	170,465	170,465	170,465	
	Painting	1460	50 units	123,750	213,081	213,081	213,081	
	Range Hoods/Kitchen Cabinetry	1460	50 units	170,691	289,513	289,513	289,513	
	Plumbing & Heating	1460	50 units	426,725	392,812	392,812	392,812	
	Electrical	1460	50 units	456,167	408,329	408,329	408,329	
	Asbestos Abatement	1460	As Needed	0	24,131	24,131	24,131	Added via full fungibility. Work completed by outside contractor.
	Roof Replacement	1460	12 bldgs.	350,000	175,120	175,120	175,120	Work completed by an outside contractor.
	Roof Replacement	1460	4 bldgs.	125,000	0	0	0	Reprogrammed.

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

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

FFY 2002 CFP - CA16P004-501-02

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Emergency Fire Job, Unit #389	1460	1 unit	0	16,438	16,438	16,438	Emergency item added. Work completed by FAC.
CAL 4022 San Fernando Gardens	Comprehensive Modernization			4,248,487	4,492,462	4,492,462	4,292,462	
	Site Work	1450	66 units	449,449	502,473	502,473	502,473	Work in Process.
	Metalwork/Carpentry	1460	66 units	436,019	1,037,221	1,037,221	837,221	Work performed by FAC.
	Insulation and Roofing	1460	66 units	152,204	40,699	40,699	40,699	
	Doors and Windows	1460	66 units	449,449	521,375	521,375	521,375	
	Lath & Plaster and Stucco	1460	66 units	268,595	368,475	368,475	368,475	
	Ceramic Tile	1460	66 units	134,298	184,238	184,238	184,238	
	Resilient Flooring	1460	66 units	147,727	202,661	202,661	202,661	
	Painting	1460	66 units	179,063	245,650	245,650	245,650	
	Range Hoods/Kitchen Cabinetry	1460	66 units	313,361	367,128	367,128	367,128	
	Plumbing & Heating	1460	66 units	698,347	467,472	467,472	467,472	
	Electrical	1460	66 units	671,488	454,112	454,112	454,112	
	Construct Basketball Court	1450	1 unit	0	24,863	24,863	24,863	Added via full fungibility. Work completed by FAC. Add'l. Funding from other sources.
	Asbestos Abatement related to Comprehensive Modernization	1460	66 units	68,487	7,236	7,236	7,236	WIP by contractor.
	Roof Replacement	1460	9 bldgs.	280,000	68,860	68,860	68,860	Work Completed by an outside contractor.
CAL 4026 Independ. Square	Install Fire Doors	1460	1	0	79,151	79,151	79,151	Added via full fungibility. Completed by an outside contractor.
CAL 4028				25,000	44,650	44,650	43,300	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
609 California Apartments	Emergency Install Call-for-Aide System	1460	1	25,000	44,650	44,650	43,300	Work completed by outside contractor.

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FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4046 Simpson-Saticoy	Emergency Install Call-for-Aide System	1460	1	0 0	35,000 35,000	35,000 35,000	35,000 35,000	Added via full fungibility. Completed by FAC.
CAL 4060 2927 Partridge Ave.	Asphalt Paving	1450	1	0 0	1,368 1,368	1,368 1,368	1,368 1,368	Added via 2004 budget process. Work completed by FAC.
CAL 4064 11442 Emilita St.	Asphalt Paving	1450	1	0 0	4,461 4,461	4,461 4,461	4,461 4,461	Added via 2004 budget process. Work completed by FAC.
CAL 4067 5737 Klump	Asphalt Paving	1450	1	0 0	4,245 4,245	4,245 4,245	4,245 4,245	Added via 2004 budget process. Work completed by FAC.
CAL 4143 4331 Honduras St.	Asphalt Paving	1450	1	0 0	2,168 2,168	2,168 2,168	2,168 2,168	Added via 2004 budget process. Work completed by FAC.
CAL 4181 744 No. Tularosa Dr.	Asphalt Paving	1450	1	0 0	1,191 1,191	1,191 1,191	1,191 1,191	Added via 2004 budget process. Work completed by FAC.
CAL 4226 Nw Pico II (HA Loc. 226)	Emergency Fire Job, Unit #207	1460	1	0 0	63,241 63,241	63,241 63,241	63,241 63,241	Work completed by FAC.

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FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	

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FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide	1410		1,291,759	1,369,678	1,369,678	1,369,678	Ongoing
	Administrative Costs							
	Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Data Program Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)							
	Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study):							
	Executive General Services Planning Finance/Budget Human Resources MIS							
	B. Fringe Benefits	1410		500,036	234,671	234,671	234,671	Ongoing
	C. Other Eligible Admin.	1410		291,688	442,880	442,880	442,880	Ongoing
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							

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FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide Planning for Crime Prevention through Environmental Design (CPTED) approaches. Initial sites: Nickerson Gardens, Imperial Cts, Jordan Downs, Independent Sq. Additional planning for Comp Mod sites, scattered sites, senior sites, plan review.	1430.2		100,000	208,650	208,650	208,650	Consultant study completed.
CAL-4XX	Authority Wide A/E Fund	1430.1		400,000	85,273	85,273	85,273	Ongoing
CAL-4XX	Authority Wide CGP Planning Costs	1430.19		0	0	0	0	Reprogrammed
CAL-4XX	Authority Wide Inspection Costs	1430.7		250,000	225,190	225,190	225,190	Ongoing
CAL-4XX	Authority Wide Relocation Fund	1495.1		1,638,858	2,011,213	2,011,213	2,011,213	Completed
CAL-4XX	Authority Wide Contingency	1502		335,222	0	0	0	
CAL-4XX	Authority Wide Dwelling and Nondwelling Equipment Costs Stoves, playground equipment, computer learning centers, maintenance vehicles and construction equipment	1475.2		1,027,788	447,636	447,636	447,635	On-going

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FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide - Management Improvements	1408		2,180,867	1,998,145	1,998,145	1,998,145	
	a. Resident Relations Dept. - Coordination of services, programs admin & operations. Provides administrative services including coordination & drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		361,574	500,100	500,100	500,100	Ongoing
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training & work experience in the safety industry	1408		0	13,674	13,674	13,674	Ongoing. Added under full fungibility.
	c. Resident Leadership Training Strives to strengthen leadership skills of resident governing bodies in HACLA Developments. Provides centralized leadership training to 18 resident groups. Assists in overseeing resident policy adopted by the Board of Commissioners, conducts resident elections.	1408		0	0	0	0	Reprogrammed

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

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		1,097,402	915,282	915,282	915,282	Ongoing
	e. Senior Activities Coordinates multi-cultural social, inter-generational, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs at developments. Assists with fund raising and event planning.	1408		0	0	0	0	Reprogrammed. Activities funded from other sources
	f. Youth Sports Encourages youth participation in vocational, educational, recreational & cultural programs available to youth. Coordinates transportation for events. Develops HACLA sports leagues & tournaments. Design and implementation of programs to deter youth from gangs & drugs. Promote youth involvement in positive activities. (Cont'd)	1408		311,841	293,525	293,525	293,525	Ongoing

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

FFY 2002 CFP - CA16P004-501-02

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Youth Sports - Continued Coordinates efforts of resident Youth Councils including fundraising and event planning.							
	g. Resident Advisory Board							
	1. Secretary	1408		0	0	0	0	Reprogrammed
	2. Overhead: Training/Travel/Oth	1408		0	0	0	0	
	h. Funding for Resident Newspaper							
		1408		71,050	34,523	34,523	34,523	Ongoing
	i. Employee Training - Career & Professional Development to Increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs							
	1. Housing Authority-wide employee training (related to conventional housing program)	1408		245,100	197,790	197,790	197,790	Ongoing
	2. Safety Training	1408		3,900	0	0	0	Reprogrammed.
	3. Training for HAPD	1408		0	0	0	0	
	4. Training for Mod.	1408		0	0	0	0	
	j. Resident Training for Sect. 3 Opportunities							
		1408		90,000	43,251	43,251	43,251	Ongoing
	Grand Fund Total			20,834,832	20,834,832	20,834,832	20,633,374	

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

FFY 2002 CFP - CA16P004-501-02

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4001 Ramona Gardens	31-Dec-03		31-Mar-03	30-Jun-05		30-Jun-03	Requirements of State of Calif Dept. of Toxic Substance Control caused delays
CAL 4003 Pueblo del Rio	31-Dec-03		31-Mar-03	30-Jun-05		30-Jun-03	
CAL 4006 William Mead	31-Dec-03	31-Mar-04		30-Jun-05		30-Jun-04	
CAL 4007 Estrada Courts	31-Dec-03		31-Mar-03	30-Jun-05		30-Jun-04	
CAL 4013 Nickerson Gardens	31-Dec-03		31-Mar-03	30-Jun-05		30-Jun-04	
CAL 4015 Pueblo Extension	31-Dec-03		31-Mar-03	30-Jun-05		30-Jun-04	
CAL 4016 Jordan Downs	31-Dec-03		31-Mar-03	30-Jun-05		30-Jun-04	
CAL 4017 Rancho San Pedro Ext.	31-Dec-03		31-Mar-03	30-Jun-05			
CAL 4019 Imperial Courts	31-Dec-03		31-Mar-03	30-Jun-05		30-Jun-04	

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

FFY 2002 CFP - CA16P004-501-02

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4020 Estrada Courts Ext.	31-Dec-03		31-Mar-03	30-Jun-05		30-Jun-04	
CAL 4022 San Fernando Gardens	31-Dec-03		31-Mar-03	30-Jun-05		30-Jun-04	
CAL 4026 Independent Square	30-Mar-04		30-Mar-04	30-Jun-04		30-Jun-04	
CAL 4028 California Apartments	31-Dec-03		30-Mar-04	30-Jun-05		30-Jun-04	
CAL 4046 Simpson- Saticoy	30-Mar-04		30-Mar-04	30-Jun-04		30-Jun-04	
CAL 4060 2927 Partridge Ave.	30-Mar-04		30-Mar-04	30-Jun-04		30-Jun-04	
CAL 4064 11442 Emilita St.	30-Mar-04		30-Mar-04	30-Jun-04		30-Jun-04	
CAL 4067 5737 Klump	30-Mar-04		30-Mar-04	30-Jun-04		30-Jun-04	

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

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

Office of Public and Indian Housing

HA Name Housing Authority of the City of Los Angeles			Comprehensive Grant Number CA16P00450101		FFY of Grant Approval 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 6-30-04 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)		
		Original	Revised (1)	Obligated	Expended	
1	Total Non-CGP Funds		0	0	0	
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0	
3	1408 Management Improvements Soft Costs	2,412,310	2,332,787	2,332,787	2,332,789	
	Management Improvements Hard Costs	0	0	0	0	
4	1410 Administration	2,283,856	2,049,765	2,049,765	2,015,794	
5	1411 Audit	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	825,551	996,781	996,781	996,776	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	1,578,543	2,013,853	2,013,853	2,013,852	
10	1460 Dwelling Structures	12,536,316	12,224,107	12,224,107	12,224,039	
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0	
12	1470 Nondwelling Structures	15,500	19,723	19,723	19,723	
13	1475 Nondwelling Equipment	938,232	953,292	953,292	953,290	
14	1485 Demolition	0	0	0	0	
15	1490 Replacement Reserve	0	0	0	0	
16	1492 Moving to Work Demonstration	0	0			
17	1495.1 Relocation Costs	2,248,253	2,248,253	2,248,253	2,248,253	
18	1499 Development Activities		0		0	
19	1502 Contingency (may not exceed 8% of line 16)	0	0	0	0	
20	Amount of Annual Grant (Sum of lines 1-19)	22,838,561	22,838,561	22,838,561	22,804,517	
	Amount of line 20 Related to LBP Activities	440,000	1,436	1,436	1,436	
	Amount of line 20 Related to Section 504 Compliance	251,801	5,600	5,600	5,600	
	Amount of line 20 Related to Security - Soft Costs	0	0	0	0	
	Amount of line 20 Related to Security - Hard Costs	1,413,000	49,053	49,053	49,053	
	Amount of line 20 Related to Energy Conservation Measures	708,300	0	0	0	

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

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

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4006				15,500	19,723	19,723	19,723	
William Mead	Install electrical & fencing for computer learning trailer	1470	1	15,500	19,723	19,723	19,723	Completed.
CAL 4015				4,330,789	4,477,745	4,477,745	4,477,680	
Pueblo del Rio Ext.	Comprehensive Modernization			4,326,800	4,473,756	4,473,756	4,473,691	Work on this phase of
	Site Work	1450	45 units	475,948	803,016	803,016	803,016	Comp Mod Complete.
	Metalwork/Carpentry	1460	45 units	519,216	732,048	732,048	732,048	Additional phases
	Insulation \$ Roofing	1460	45 units	173,072	50,165	50,165	50,165	of Comp Mod in
	Doors & Windows	1460	45 units	519,216	352,864	352,864	352,864	later CFP grants.
	Lath, Plaster & Stucco	1460	45 units	234,991	262,126	262,126	262,110	Work done by Force
	Ceramic Tile	1460	45 units	173,072	193,057	193,057	193,045	Account Construction
	Resilient Flooring	1460	45 units	173,072	193,057	193,057	193,045	(FAC).
	Painting	1460	45 units	216,340	241,321	241,321	241,306	
	Range Hoods/Kitchen Cabinets	1460	45 units	298,400	502,530	502,530	502,530	
	Plumbing & Heating	1460	45 units	746,001	480,033	480,033	480,024	
	Electrical	1460	45 units	797,472	663,538	663,538	663,538	
	Playground Refurbishment	1450	1	3,989	3,989	3,989	3,989	Complete - FAC

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4020	Comprehensive Modernization			4,420,543	4,479,804	4,479,804	4,479,799	Work on this phase of Comp Mod complete. Additional phases of Comp Mod in later CFP grants. Work done by FAC.
Estrada				4,420,543	4,479,804	4,479,804	4,479,799	
Courts Ext.	Site Work	1450	50 units	486,260	358,964	358,964	358,963	
	Metalwork/Carpentry	1460	50 units	530,465	1,030,171	1,030,171	1,030,168	
	Insulation and Roofing	1460	50 units	176,822	31,962	31,962	31,961	
	Doors & Windows	1460	50 units	530,465	658,697	658,697	658,697	
	Lath & Plaster and Stucco	1460	50 units	240,080	302,575	302,575	302,575	
	Ceramic Tile	1460	50 units	176,822	222,850	222,850	222,850	
	Resilient Flooring	1460	50 units	176,821	222,849	222,849	222,849	
	Painting	1460	50 units	221,027	278,562	278,562	278,562	
	Range Hoods/Kitchen Cabinetry	1460	50 units	304,867	256,789	256,789	256,788	
	Plumbing & Heating	1460	50 units	762,164	613,146	613,146	613,147	
	Electrical	1460	50 units	814,750	503,239	503,239	503,239	

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Part II: Supporting Pages**

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

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4022 San Fernando Gardens	Comprehensive Modernization			5,221,327	5,188,401	5,188,401	5,188,403	Work on this phase of Comp Mod complete. Additional phases of Comp Mod in later CFP grants. Work done by FAC.
	Site Work	1450	66 units	574,346	817,290	817,290	817,291	
	Metalwork/Carpentry	1460	66 units	626,559	923,509	923,509	923,509	
	Insulation and Roofing	1460	66 units	208,853	77,578	77,578	77,578	
	Doors and Windows	1460	66 units	626,559	738,418	738,418	738,418	
	Lath & Plaster and Stucco	1460	66 units	283,572	342,394	342,394	342,394	
	Ceramic Tile	1460	66 units	208,854	252,177	252,177	252,177	
	Resilient Flooring	1460	66 units	208,853	252,176	252,176	252,176	
	Painting	1460	66 units	261,066	315,220	315,220	315,220	
	Range Hoods/Kitchen Cabinetry	1460	66 units	360,092	457,958	457,958	457,959	
	Plumbing & Heating	1460	66 units	900,229	454,568	454,568	454,568	
Electrical	1460	66 units	962,344	557,111	557,111	557,111		
CAL 4088 354 E, 105th St (HA Loc. 495)	Replace utility room doors	1460	2 Units	2,500 2,500	0 0	0 0	0 0	Reprogrammed.

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

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

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4143 4331 Honduras (HA Loc. 486)	Install access ramp unt B Sect. 504 accommodation	1460	1 Unit	1,700 1,700	0 0	0 0	0 0	Moved under full fungibility.
CAL 4224 Nw Pico I (HA Loc. 224)	Emergency Repairs to wooden decks	1460	8 Bldgs	100,000 25,000	61,416 12,363	61,416 12,363	61,416 12,363	Work completed by FAC.
	Other Work Install Security Screen Doors	1460	124 Unts	75,000	49,053	49,053	49,053	Work completed by outside contractor.
CAL 4226 Nw Pico II (HA Loc. 226)	Implement Traffic Circulation Plan	1450		38,000 38,000	30,594 30,594	30,594 30,594	30,593 30,593	Work completed by FAC.

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

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

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide Administrative Costs Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Data Program Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)	1410		1,415,534	1,732,383	1,732,383	1,698,588	Ongoing
	Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation stud Executive General Services Planning Finance/Budget Human Resources MIS	1410						
	B. Fringe Benefits	1410		548,354	89,083	89,083	88,907	Ongoing

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

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	C. Other Eligible Admin. Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	1410		319,968	228,299	228,299	228,299	Ongoing
CAL-4XX	Authority Wide Planning for Crime Prevention through Environmental Design (CPTED) approaches. Initial sites : Nickerson Gardens, Imperial Cts., Jordan Downs, Independent Square. Additional planning for Comp Mod sites, scattered sites, senior sites, plan review.	1430.2		0	330,156	330,156	330,153	Added under full fungibility.
CAL-4XX	Authority Wide A/E Fund	1430.1		325,551	321,032	321,032	321,031	Ongoing

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

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide Inspection Costs	1430.7		500,000	345,593	345,593	345,592	Ongoing
CAL-4XX	Authority Wide Relocation Fund	1495.1		2,248,253	2,248,253	2,248,253	2,248,253	Completed
CAL-4XX	Authority Wide Contingency	1502		0	0	0	0	
CAL-4XX	Authority Wide Dwelling and Nondwelling Equipment Costs Stoves, playground equipment, computer learning centers, maintenance vehicles and construction equipment	1475.2		938,232	953,292	953,292	953,290	Completed
CAL-4XX	Authority Wide - Management Improvements	1408		2,412,310	2,332,787	2,332,787	2,332,789	Completed
	a. Resident Relations Dept. - Coordination of services, programs admin & operations. Provides administrative services including coordination & drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		307,201	379,407	379,407	379,407	Completed

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Comprehensive Grant Program (CGP)
Part II: Supporting Pages**

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training & work experience in the safety industry	1408		17,711	17,711	17,711	17,711	Completed
	c. Resident Leadership Training Strives to strengthen leadership skills of resident governing bodies in HACLA Developments. Provides centralized leadership training to 18 resident groups. Assists in overseeing resident policy adopted by the Board of Commissioners, conducts resident elections.	1408		33,348	33,385	33,385	33,385	Completed
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		1,117,607	1,014,966	1,014,966	1,014,966	Ongoing

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	e. Senior Activities Coordinates multi-cultural social, inter-generational, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs at developments. Assists with fund raising and event planning.	1408		0	0	0	0	Moved under full fungibility
	f. Youth Sports Encourages youth participation in vocational, educational, recreational & cultural programs available to youth. Coordinates transportation for events. Develops HACLA sports leagues & tournaments. Design and implementation of programs to deter youth from gangs & drugs. Promote youth involvement in positive activities. (Cont'd)	1408		408,872	364,812	364,812	364,812	Completed
	Youth Sports - Continued Coordinates efforts of resident Youth Councils including fundraising and event planning.							

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

U.S. Department of Housing and Urban Development MB Approval No 2577-0157 (Exp. 3/31/2002)
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	g. Resident Advisory Board (RAB)							
	1. RAB Secretary	1408		0	0	0	0	Reprogrammed
	2. Overhead: Training/Travel/Oth	1408		0	0	0	0	Reprogrammed
	h. Computer Learning Centers	1408		57,728	57,728	57,728	57,728	Added under full fungibility. Complete
	Salaries & operating costs for CLCs. CLCs provide access to computer training, tutorials, job placement.							
	I. Family Investment Cntr	1408		10,889	10,889	10,889	10,889	Added under full fungibility. Complete
	Salaries & operating costs for job training & placement program.							
	j. Language Services	1408		184,953	184,953	184,953	184,953	Added under full fungibility. Complete
	Salaries & operating costs for provision of interpretation & translations services.							
	k. Funding for Resident Newspaper	1408		46,311	46,311	46,311	46,311	Added under full fungibilit

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

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

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	i. Employee Training - Career & Professional Development- Increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs							
	1. Housing Authority-wide employee training (related to conventional housing program)	1408		167,890	167,489	167,489	167,490	Completed
	2. Safety Training	1408		2,872	2,872	2,872	2,872	Completed
	3. Training for HAPD	1408		0	0	0		Reprogrammed
	4. Training for Mod.	1408		0	0			Reprogrammed
	m. Resident Training for Sect. 3 Opportunities	1408		56,928	52,264	52,264	52,265	Completed
	Grand Fund Total			22,838,561	22,838,561	22,838,561	22,804,517	

0

22,838,561 22,838,561 22,838,561 22,838,561
0 0 0 34,044

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

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

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

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

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

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

CGP 501-00

HA Name Housing Authority of the City of Los Angeles	Comprehensive Grant Number CA16P00450100	FY of Grant Approval 2000
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending 6/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvements	1,801,042	1,844,201	1,844,201	1,844,201
4	1410 Administration	2,376,660	2,376,660	2,376,660	2,376,660
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees & Costs	2,212,342	2,227,189	2,227,189	2,227,189
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,255,173	1,124,881	1,124,881	1,124,881
10	1460 Dwelling Structures	13,154,385	13,226,671	13,226,671	13,226,671
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	70,501	70,501	70,501	70,501
13	1475 Nondwelling Equipment	67,611	67,611	67,611	67,611
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1495.1 Relocation Costs	2,828,887	2,828,887	2,828,887	2,828,887
17	1498 Mod Used for Development	0	0	0	0
18	1502 Contingency (may not exceed 8% of line 16)	0	0	0	0
19	Amount of Annual Grant (Sum of lines 2-18)	23,766,601	23,766,601	23,766,601	23,766,601
20	Amount of line 19 Related to LBP Activities	565,165	565,165	565,165	565,165
21	Amount of line 19 Related to Section 504 Compliance	53,557	0	0	0
22	Amount of line 19 Related to Security	1,615,489	1,615,489	1,615,489	1,615,489
23	Amount of line 19 Related to Energy Conservation Measures	502,817	502,817	502,817	289,633

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/04**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4001 Ramona Gardens	Repair Walkways/Gutters	1450	As needed	4,748,382 12,684	4,713,787 12,684	4,713,787 12,684	4,713,787 12,684	Completed - Kumbaya (Force Account)
	Repair Concrete Parking Lots	1450	As needed	0	15,215	15,215	15,215	Completed - Central Shops
	Repair Concrete Parking Lots	1460	As needed	17,749	2,534	2,534	2,534	Completed - Kumbaya (FA)
	Emergency Electrical Upgrade	1460	100%	4,700,000	4,665,405	4,665,405	4,665,405	Completed - Kumbaya (FA)
	Retaining Walls	1460	100%	14,843	14,843	14,843	14,843	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	3,106	3,106	3,106	3,106	Completed - Kumbaya (FA)
				53,534	53,534	53,534	53,534	
Cal 4003 Pueblo Del Rio	Emergency Fire Job - Unit #356	1460	1	53,534	53,534	53,534	53,534	Completed - Kumbaya (FA)
				957,902	1,182,139	1,182,139	1,182,139	
CAL 4004 Rancho San Pedro	Emergency Fire Job - Unit #232	1460	1	2,880	2,880	2,880	2,880	Completed - Kumbaya (FA)
	Install Security Windows and Doors (Balance from 710)	1460	1	935,000	1,159,237	1,159,237	1,159,237	Completed - Kumbaya (FA)
	Replace Block Wall	1450	1	6,795	6,795	6,795	6,795	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	2,227	2,227	2,227	2,227	Completed - Kumbaya (FA)
	Landscaping	1450	1	11,000	11,000	11,000	11,000	Completed - Kumbaya (FA)
Cal 4005 Aliso Village	Emergency Lead-based paint (LBP) In-Place Management & exterior painting of management building	1470	100%	68,101 68,101	68,101 68,101	68,101 68,101	68,101 68,101	Completed - Kumbaya (FA)

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Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/04**

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4006 William Mead	Emergency			420,026	420,026	420,026	420,026	
	Fire Job - Unit #344	1460	1	9,253	9,253	9,253	9,253	Completed - Kumbaya (FA)
	Fire Job, Unit #117	1460	1	8,949	8,949	8,949	8,949	Completed - Kumbaya (FA)
	Fire Job, Unit #137	1460	1	15,925	15,925	15,925	15,925	Completed - Kumbaya (FA)
	Site mitigation activities associated with contaminated soil	1450	As Needed	832	832	832	832	Complete - Kumbaya (FA)
	Roofing of buildings	1460	10 Bldgs.	349,376	349,376	349,376	349,376	Completed - Outside Contractor
	Landscaping	1450	1	16,702	16,702	16,702	16,702	Completed - Kumbaya (FA)
	Sod & Hydroseed	1450	1	1,931	1,931	1,931	1,931	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	17,058	17,058	17,058	17,058	Completed - Kumbaya (FA)
CAL 4007 Estrada Courts	Replace Concrete walkways	1450	As Needed	541,195 27,644	541,195 27,644	541,195 27,644	541,195 27,644	Completed - Kumbaya (FA)
	LBP In-Place Management	1460	100%	502,925	502,925	502,925	502,925	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	747	747	747	747	Completed - Kumbaya (FA)
	Landscaping	1450	1	9,879	9,879	9,879	9,879	Completed - Kumbaya (FA)
CAL 4008 Rose Hill Courts	Termite Damage Assess & Fumigation	1460	1 Bldg.	754,733 54,425	754,733 54,425	754,733 54,425	754,733 54,425	Completed - Kumbaya (FA)
	Restore Building after Destructive Testing for structural damage	1460	1 Bldg.	587,709	587,709	587,709	587,709	Completed - Kumbaya (FA)
	Refinish Hardwood Floors	1460	100%	50,101	50,101	50,101	50,101	Completed - Kumbaya (FA)
	Landscape Erosion	1450	As Needed	62,113	62,113	62,113	62,113	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	385	385	385	385	Completed - Kumbaya (FA)

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Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/04**

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4009 Avalon Gardens	Emergency			151,194	101,781	101,781	101,781	
	Fire Job - Unit #22	1460	1	28,350	28,350	28,350	28,350	Completed - Kumbaya (FA)
	Fire Job - Unit #23	1460	1	79,033	39,664	39,664	39,664	Completed - Kumbaya (FA)
	Fire Job - Unit #163 & 164	1460	1	42,312	32,268	32,268	32,268	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	1,499	1,499	1,499	1,499	Completed - Kumbaya (FA)
CAL 4010 Hacienda Village				124,353	143,811	143,811	143,811	
	Mildew Abatement	1450	100%	6,560	6,560	6,560	6,560	Completed - Kumbaya (FA)
	Mildew Abatement - Install Roof Ventilation	1460	100%	95,000	114,458	114,458	114,458	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	100%	5,278	5,278	5,278	5,278	Completed - Kumbaya (FA)
	Landscaping	1450	1	17,515	17,515	17,515	17,515	Completed - Kumbaya (FA)
CAL 4013 Nickerson Gardens				1,241,635	1,242,732	1,242,732	1,242,732	
	Roofing and Insulation	1460	50 Bldgs	1,192,343	1,192,343	1,192,343	1,192,343	Completed - Outside Contractor
	Replace Kitchen Countertops	1460	0%	0	1,097	1,097	1,097	Moved under full fungibility.
	Expansion of Storage Units	1470	100%	2,400	2,400	2,400	2,400	Completed - Kumbaya (FA)
	Emergency							
	Fire Job - Unit #211	1460	1	26,751	26,751	26,751	26,751	Completed - Kumbaya (FA)
	Other work items							
	Playground Refurbishment	1450	1	20,141	20,141	20,141	20,141	Completed - Kumbaya (FA)

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**CFP - 711 Ann. P&E through
6/30/04**

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4015	Comp. Mod Phase IV			2,238,934	2,234,486	2,234,486	2,234,485	
Pueblo del Rio				2,181,000	2,204,863	2,204,863	2,204,862	
	Cabinetry and Casework	1460	45 Units	172,887	174,658	174,658	174,657	Completed - Kumbaya (FA)
	Concrete Structures	1460		34,700	36,418	36,418	36,417	Completed - Kumbaya (FA)
	Doors & Windows	1460		152,810	154,572	154,572	154,572	Completed - Kumbaya (FA)
	Electrical	1460		263,799	265,785	265,785	265,784	Completed - Kumbaya (FA)
	Finishes	1460		410,358	412,218	412,218	412,218	Completed - Kumbaya (FA)
	General Conditions	1460		213,770	215,183	215,183	215,183	Completed - Kumbaya (FA)
	Masonry	1460		2,325	4,030	4,030	4,030	Completed - Kumbaya (FA)
	Metals	1460		57,878	60,234	60,234	60,234	Completed - Kumbaya (FA)
	Plumbing	1460		252,794	253,331	253,331	253,331	Completed - Kumbaya (FA)
	Range hoods/specialties	1460		11,051	12,759	12,759	12,759	Completed - Kumbaya (FA)
	Sitework (other than water/sewer)	1450		180,040	181,812	181,812	181,812	Completed - Kumbaya (FA)
	Thermal/moisture protection	1460		20,746	22,459	22,459	22,459	Completed - Kumbaya (FA)
	Water/Sewer distribution	1450		174,564	176,334	176,334	176,334	Completed - Kumbaya (FA)
	Wood & Plastic	1460		233,278	235,071	235,071	235,071	Completed - Kumbaya (FA)
	Asbestos Abatement	1460	As needed	55,000	26,689	26,689	26,689	Completed - Outside Contract
	Playground Refurbishment	1450	1	2,934	2,934	2,934	2,934	Completed - Kumbaya (FA)
CAL 4016	Emergency			701,247	537,029	537,029	537,029	
Jordan Downs	Fire Job - Unit #89	1460	1	45,369	45,369	45,369	45,369	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	4,378	4,378	4,378	4,378	Completed - Kumbaya (FA)
	Landscaping	1450	1	24,500	24,500	24,500	24,500	Completed - Kumbaya (FA)
	Roofing, Phase I	1460	35 bldgs	627,000	462,782	462,782	462,782	Completed - Outside Contract

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/04**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4017 Rancho San Pedro	Playground Refurbishment	1450	1	201,992 1,992	173,324 1,992	173,324 1,992	173,324 1,992	Completed - Kumbaya (FA)
	Streetscape Enhancement	1450	1	200,000	171,332	171,332	171,332	Completed - Kumbaya (FA). Other portions of job in later grants.
CAL 4019 Imperial Courts	Replace Chain Link Fence	1450	1	266,821 10,441	266,851 10,441	266,851 10,441	266,851 10,441	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	63,068	63,068	63,068	63,068	Completed - Kumbaya (FA)
	Install Retaining Wall	1460	1	75,411	75,411	75,411	75,411	Completed - Kumbaya (FA)
	Baseball Field Installation	1450	1	53,335	53,365	53,365	53,365	Completed - Kumbaya (FA)
	Pruning & removal of trees	1450	As Needed	24,880	24,880	24,880	24,880	Completed - Kumbaya (FA)
	Emergency Fire Job - Unit #346 & 466	1460	2 Units	39,686	39,686	39,686	39,686	Completed - Kumbaya (FA)
CAL 4020 Estrada Extension	Asbestos Removal	1460	17 units	79,315 69,589	79,315 69,589	79,315 69,589	79,315 69,589	Completed - Outside Contractor
	Playground Refurbishment	1450	1	9,726	9,726	9,726	9,726	Completed - Kumbaya (FA)
CAL 4021 Mar Vista Gardens	Cement & Gutter Repairs	1450	As	1,012,786 82,403	856,824 82,403	856,824 82,403	856,824 82,403	Completed - Kumbaya (FA)
	Replace kitchen countertops	1460	As	642,960	557,910	557,910	557,910	Completed - Kumbaya (FA)
	Pruning & removal of trees	1450	1	33,017	33,017	33,017	33,017	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	4,406	4,406	4,406	4,406	Completed - Kumbaya (FA)
	Replace bathroom floors	1460	As needed	250,000	179,088	179,088	179,088	Completed - Kumbaya (FA)

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/04**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4022 San Fernando Gardens	Emergency Fire Unit #279	1460	1	123,297 14,287	78,297 14,287	78,297 14,287	78,297 14,287	Completed - Kumbaya (FA)
	Asbestos removal Ph III	1460	1	42,393	42,393	42,393	42,393	Completed - Outside Contract
	Replace Block Walls	1460	As needed	2,123	2,123	2,123	2,123	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	17,794	17,794	17,794	17,794	Completed - Kumbaya (FA)
	Install Basketball Courts - Site Preparation	1450	0	45,000	0	0	0	Work funded by City grant. Completed by Kumbaya (FA)
	Landscaping	1450	1	1,700	1,700	1,700	1,700	Completed - Kumbaya (FA)
	CAL 4024 Dana Strand	Playground Refurbishment	1450	1	6,147 6,147	6,147 6,147	6,147 6,147	6,147 6,147
CAL 4026 Independent Square	Landscaping	1450	1	556,683 1,207	737,898 1,207	737,898 1,207	737,898 1,207	Completed by Kumbaya (FA)
	Replace corroded staircase	1460	100%	16,900	16,900	16,900	16,900	Completed by Kumbaya (FA)
	Upgrade Plumbing & Install showers	1460	1 Bldg.	0	158,468	158,468	158,468	Added under full fungibility.
	Install Fire Doors	1460		538,576	561,323	561,323	561,323	Completed - Outside Contract
CAL 4028 609 California	Emergency Termite Fumigation	1460	1 Bldg.	85,111 14,900	85,111 14,900	85,111 14,900	85,111 14,900	Completed
	Roofing	1460	1 Bldg.	65,761	65,761	65,761	65,761	Completed
	Pruning & Tree Removal	1450	As Needed	4,450	4,450	4,450	4,450	Completed - Kumbaya (FA)

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/04**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4029 Gibson Manor HACLA 429	Non-Routine Maintenance Replace damaged concrete	1450	As needed	80,982 3,757	80,982 3,757	80,982 3,757	80,982 3,757	Completed - Kumbaya (FA)
	Re-roofing	1460	1 Bldg.	77,225	77,225	77,225	77,225	Completed
CAL 4048 Yosemite Apts HACLA 448	Non-Routine Maintenance Mildew abatement	1460	1	27,164 24,764	27,164 24,764	27,164 24,764	27,164 24,764	Completed
	Landscape/Shrubs	1450	As Needed	2,400	2,400	2,400	2,400	Completed by Kumbaya (FA)
CAL 4060 Partridge Street HACLA 460	Non-Routine Maintenance Landscape/Shrubs	1450	1	3,527 3,527	3,527 3,527	3,527 3,527	3,527 3,527	Completed - Kumbaya (FA)
CAL 4063 11218 Emelita St. HACLA 462	Non-Routine Maintenance Replacement of Fencing	1460	1	5,037 1,037	3,299 1,037	3,299 1,037	3,299 1,037	Completed - Kumbaya (FA)
	Security Lighting	1460	1	4,000	2,262	2,262	2,262	Completed - Kumbaya (FA)
CAL 4144 3206 Naomi HACLA 487	Non-Routine Maintenance Replace Fencing	1460	1	25,056 25,056	25,056 25,056	25,056 25,056	25,056 25,056	Completed - Kumbaya (FA)
CAL 4039 1100 E 112th Street HACLA 489	Non-Routine Maintenance Replace Fencing	1460	1	3,250 3,250	3,250 3,250	3,250 3,250	3,250 3,250	Completed - Kumbaya (FA)

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
 6/30/04**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4074 216 E. 87th Street HACLA 494	Non-Routine Maintenance Replacement of Fencing	1460	1	1,655 1,655	1,655 1,655	1,655 1,655	1,655 1,655	Completed by Kumbaya (FA)

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/04**

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

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/04**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide A/E Fund	1430.1		879,000	910,211	910,211	910,211	Completed.
CAL-4XX	Authority Wide CGP Planning Costs	1430.19		1,540	2,364	2,364	2,364	Completed.
CAL-4XX	Authority Wide Environmental Consulting Costs:	1430.2		934,802	772,756	772,756	772,756	Completed.
CAL-4XX	Authority Wide Inspection Costs	1430.7		397,000	541,857	541,857	541,857	Completed.
CAL-4XX	Authority Wide Dwelling and Nondwelling Equipment Costs Maintenance Equipment	1475		67,611	67,611	67,611	67,611	Complete.
CAL-4XX	Authority Wide Relocation Fund	1495.1		2,828,887	2,828,887	2,828,887	2,828,887	Complete.
CAL-4XX	Authority Wide Contingency	1502		0	0	0	0	
CAL-4XX	Authority Wide Rehab for scattered sites	1460	As needed	0	0	0	0	Reprogrammed.
CAL-4XX	Authority Wide Emergency concrete work	1460	As needed	0	0	0	0	Reprogrammed.
CAL-4XX	Authority Wide Playground Refurb and landscaping	1450	As needed	0	0	0	0	Costs shown in specific locations.

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/04**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide Management Improvements	1408		1,801,041	1,844,201	1,844,201	1,844,201	
	a. Resident Relations Administration Coordination of services, programs, admin & operations Provides administrative services including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		148,560	148,560	148,560	148,560	Complete.
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		164,995	164,995	164,995	164,995	Complete.
	c. Resident Leadership Training Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections	1408		211,909	211,909	211,909	211,909	Complete.

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/04**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		547,992	589,639	589,639	589,639	Complete.
	e. Senior Activities Coordinates multi-cultural social, inter-generation, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist Senior clubs with fundraising, organization and event planning.	1408		26,819	26,819	26,819	26,819	Completed
	f. Youth Sports Encourages youth participating in vocational, educational, recreational and cultural programs available to youth. Coordinates transportation for events. Develop Housing Authority sports leagues and tournaments. Design and implement programs to deter youth gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth Councils including fundraising and event planning.	1408		93,319	93,319	93,319	93,319	Complete.
	g. HARAC	1408		0	0	0	0	Reprogrammed
	h. Jobs Plus	1408		43,339	43,339	43,339	43,339	Completed.
	i. Computer Learning Center	1408		92,521	92,521	92,521	92,521	Complete.

Part II: Supporting Pages

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through
6/30/04**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	j. Subscription to HTVN	1408		8,055	8,055	8,055	8,055	Complete.
	k. Employee Training - Career & Professional Development To increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs	1408		178,623	178,782	178,782	178,782	Complete.
	l. Resident Training for Sect. 3 opportunities.	1408		61,064	62,264	62,264	62,264	Complete.
	m. Resident & community Services. Provides resident youth with tutorial services, and other gang prevention programs conducted during after school hours. Activities are offered at 3 developments servicing 82 children ages 7 to 13 years.	1408		223,845	223,999	223,999	223,999	Complete.
	Grand Fund Total			<u>23,766,600</u>	<u>23,766,601</u>	<u>23,766,601</u>	<u>23,766,601</u>	

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

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

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

CFP - 711 Ann. P&E through 6/30/04

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

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

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

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

CFP - 711 Ann. P&E through 6/30/04

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

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

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

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

CFP - 711 Ann. P&E through 6/30/04

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450105	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	1,188,525		0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<u>1,188,525</u>		<u>0</u>	<u>0</u>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450105				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed-Finance Redevelopment to be Determined	Replacement Reserve Funds from Replacement Housing Factor for FFY 2005. Dollar Amount Based on 2004 Allocation. Funds will be used in the HOPE VI-Style Mixed Finance redevelopment of a public housing development as indicated in the RHF Plan for the second-five year increment of funding submitted to HUD Headquarters on September 19, 2003. A Development Proposal will be submitted to the Local HUD office consistent with requirements of HUD Notice PIH-2003-10.	1490		1,188,525		0	0	
	GRAND TOTAL			1,188,525		0	0	

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450205	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	1,177,928		0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<u>1,177,928</u>		<u>0</u>	<u>0</u>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450205				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed-Finance Redevelopment to be Determined	<p>Replacement Reserve Funds from Replacement Housing Factor for FFY 2004.</p> <p>Dollar amount based on 2004 allocation.</p> <p>Funds will be used in the HOPE VI-Style Mixed-Finance redevelopment of a public housing development as indicated in the RHF Plan for the second-five year increment of funding submitted to HUD Headquarters on September 19, 2003. A Development Proposal will be submitted to the Local HUD office on March 21, 2005.</p>	1490		1,177,928		0	0	
GRAND TOTAL				<u>1,177,928</u>		<u>0</u>	<u>0</u>	

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450104	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) Original Revised for Actual Amount Allocated
 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 Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	1,188,525		0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<u>1,188,525</u>		<u>0</u>	<u>0</u>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450104				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed-Finance Redevelopment to be Determined	Replacement Reserve Funds from Replacement Housing Factor for FFY 2004. Funds will be used in the HOPE VI-Style Mixed Finance redevelopment of a public housing development as indicated in the RHF Plan for the second-five year increment of funding submitted to HUD Headquarters on September 19, 2003. A Development Proposal will be submitted to the Local HUD office consistent with requirements of HUD Notice PIH-2003-10.	1490		1,188,525		0	0	
	GRAND TOTAL			1,188,525		0	0	

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450204	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) Original Revised for Actual Amount Allocated
 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 Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	1,177,928		0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<u>1,177,928</u>		<u>0</u>	<u>0</u>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450204				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed-Finance Redevelopment to be Determined	Replacement Reserve Funds from Replacement Housing Factor for FFY 2004. Funds will be used in the HOPE VI-Style Mixed-Finance redevelopment of a public housing development as indicated in the RHF Plan for the second-five year increment of funding submitted to HUD Headquarters on September 19, 2003. A Development Proposal will be submitted to the Local HUD office on March 21, 2005.	1490		1,177,928		0	0	
	GRAND TOTAL			1,177,928		0	0	

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004501-03	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Original Statement Revised for Actual Amount
 Performance and Evaluation Report for Period Ending: 06/30/04
 Final Performance and Evaluation Report

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450103				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed-Finance Redevelopment to be Determined	Replacement Reserve Funds from Replacement Housing Factor for FFY 2003. RHF Plan will be submitted to HUD timely. As indicated in letter to HUD dated May 28, 2003, future increments of RHF funds will be accrued and used in mixed-finance redevelopment of public housing sites. An RFH Plan will be formulated and presented to HUD in a timely manner.	1490		1,026,265		0	0	
	GRAND TOTAL			<u>1,026,265</u>		<u>0</u>	<u>0</u>	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

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

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004502-03	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Original Statement Revised for Actual Amount
 Performance and Evaluation Report for Period Ending: 06/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	1,209,795		0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<u>1,209,795</u>		<u>0</u>	<u>0</u>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450203				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed-Finance Redevelopment to be Determined	Replacement Reserve Funds from Replacement Housing Factor for FFY 2003. RHF Plan will be submitted to HUD timely. As indicated in letter to HUD dated May 28, 2003, future increments of RHF funds will be accrued and used in mixed-finance redevelopment of public housing sites. An RFH Plan will be formulated and presented to HUD in a timely manner.	1490		1,209,795		0	0	
	GRAND TOTAL			1,209,795		0	0	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CA16R00450203					Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450102	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Original Statement Revised for Actual Amount
 Performance and Evaluation Report for Period Ending: 06/30/04
 Final Performance and Evaluation Report

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

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

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450101	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/04
 Final Performance and Evaluation Report

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

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

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450100	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/04
 Final Performance and Evaluation Report

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

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

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450199	Federal FY of Grant: 1999
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/04 Final Performance and Evaluation Report

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

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

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16P00470999	Federal FY of Grant: RHF-FFY 1999
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/04 Final Performance and Evaluation Report

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16P00470999				Federal FY of Grant: RHF-FFY 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Dana Strand Village Mixed-Finance Redevelopment	Replacement Reserve Funds from Replacement Housing Factor from FFY 1998. RHF Plan submitted to HUD May 29, 2003. Plan calls for use of these funds, in conjunction with RHF grants CA16R004-501-99, CA16R004-501-00 and CA16R004-501-01, for the mixed-finance redevelopment of Dana Strand Village. RHF funds of \$5,041,132 will be combined with Public Housing Development Grant funds of \$8,193,224 and Low-Income Housing Tax Credits, HUD Section 202 grant funds and conventional loans for the mixed-finance redevelopment of Dana Strand.	1490		487,287		0	0	
	GRAND TOTAL			487,287		0	0	

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

October 1, 2004

Dear Residents and Program Participants:

The Housing Authority of the City of Los Angeles (HACLA) is pleased to respond to comments received on the HACLA's Fiscal Year 2005 Draft Agency Plan. The Agency Plan Resident Advisory Boards, Resident Organizations, residents and Section 8 program participants, and interested parties have submitted comments to the Draft Agency Plan. The Housing Authority is committed to responding and addressing all the issues raised by these comments. Copies of these responses will be distributed to 19 different Housing Authority sites and offices throughout Los Angeles and will also be made available to interested parties and members of the public who request them.

BACKGROUND

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

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

COMMENTS ON THE HACLA DRAFT AGENCY PLAN

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

Written Comments

Written comments on the Draft Agency Plan were received at many of the public housing site meetings, regional Section 8 meetings and from attendees of the August 25, 2004 Public Hearing.

Oral Comments

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

- May 11, 2004 – June 14, 2004: 20 resident meetings at public housing sites.
- May 18, 2004 – June 10, 2004: 7 regional Section 8 meetings
- August 25, 2004: Board of Commissioners Public Hearing.

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

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

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

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

take place on the plan, and the date, time, and location of the hearing.”

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

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

THE HOUSING AUTHORITY AGENCY PLAN PUBLIC PROCESS

The Housing Authority has made the Agency Plan submission/approval process a public process. The HACLA has a history of going beyond the letter of the law for resident participation requirements. The public process for the Agency Plan began May 2004 and continues into October, 2004. The events, communications and activities relevant to the Housing Authority’s Agency Plan public process include:

- Translated the Draft Agency Plan into Spanish.
- Made copies of the Draft Agency Plan available at 22 sites, including the Conventional housing development offices, Section 8 and Property Management offices, the Application Center, Community Service Centers and Jobs Plus locations, and the Authority’s Central office.
- Mailing of the Draft Agency Plan to the duly elected RAC/RMC Presidents and Section 8 JANE members on July 8, 2004.
- Published Notices concerning the Draft Agency Plan and the Public Hearing in six newspapers: Los Angeles Times, Los Angeles Sentinel, Los Angeles Watts Times, La Opinion, Eastside Journal, and the Korean Times. Notices were published on July 8, 2004.
- Delivered fliers door-to-door to the residents of the conventional sites announcing the availability of the Plan for review and the date of the Public Hearing.

- Sent to members of the Resident Advisory Boards English and Spanish copies of the Draft Plan and comment cards.
- Assembled documentation relevant to the non-required sections of the Agency Plan and made it available for public inspection at HACLA headquarters beginning July 8, 2004.
- The Housing Authority Board of Commissioners conducted a Public Hearing regarding the Draft Agency Plan on August 25, 2004. The Public Hearing was attended by 36 residents, Section 8 participants, and other interested persons. The Public Hearing was not adjourned until everyone present who wished to make comments had the opportunity to speak.

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

- The Housing Authority considered all comments, not just those from the Public Hearing and the Resident Advisory Board, in drafting the Final Agency Plan.
- Residents, Section 8 participants, and the general public will have an additional opportunity to speak about the Agency Plan at the Housing Authority Board of Commissioners meeting on Friday October 8, 2004 at 9:00 AM.

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

DISCUSSION OF COMMENTS

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MISCELLANEOUS

- **Housing is doing a great job.**
- **I am very happy with the maintenance service I get here. When I call with a problem, they come right away.**

Thank you.

- **Can residents have their own copy of the Agency Plan book?**

Unfortunately, the cost of printing copies of the Draft and Final Agency Plan for each household makes this request prohibitive. In effort to make it easy for residents to view the document(s) is made available at all public housing site management and RAC/RMC offices and all HACLA offices. The document is available at all locations in English and Spanish. The final version of the Plan is also posted on the internet at www.hacla.org.

- **Are you going to redevelop Rancho?**

At this time there are no specific plans to redevelop sites other than Dana Strand Villages in Wilmington, which was demolished using HOPEVI funds. The HACLA reserves the right to initiate redevelopment activities at the sites indicated under Section 7, Capital Improvement Needs of the Annual Plan. Residents of any site considered for redevelopment activity would be involved in the planning of any such activity.

- **Parking**

Parking continues to be an issue of great concern to residents at all sites. The issues and concerns raised at family sites were:

- **Is there any way to assign parking to residents?**
- **We need more control over parking, some people have 2-4 cars others park on the grass. Some people take up more than one space. Can we repaint lines?**
- **Disabled, junked, abandoned cars need to be removed.**

And from senior site:

- **Is there any way to get protection for our cars from the elements?**
- **When my family comes to visit, they can't find a place to park inside or out.**
- **People next door are taking our 2 visitor spots.**
- **Can't get a parking permit because my car is registered under my nephew's name.**

At the time the properties were built (mainly in the early 1940's and 1950's), it was not anticipated that there would be more than one car per household. The current HACLA parking policy limits parking permits to 1 permit per unit. Cars must be registered in the name of the resident. If in the case of the senior resident there is a

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verifiable reason why the car is not registered in the resident's name, that needs to be presented to the manager for consideration.

The HACLA has been working with City Council offices and local LAPD divisions to tow away cars parked in HACLA lots with out the appropriate permit and vehicles abandoned in lots or on the streets. The Housing Services department will continue to consult with residents, city officials, and neighboring management companies (for the senior sites) to identify solutions to this problem.

- **People play their music too loud outside at night, we call the police but they do not do anything.**
- **Some people have kids playing outside until 11 at night right in front of my residence**

Residents are required to be in compliance with the conditions of the lease agreement. Included in the lease agreement is the provision to limit noise from the hours of 10 p.m. to 7 a.m. If a resident is in violation of that provision, it needs to be brought to the attention of the site manger so that it can be investigated.

- **The overpass for the Blue Line is dirty, there is human waste and trash, it is not safe.**

The HACLA will contact the Metropolitan Transportation Authority (MTA), LAPD, and the Sheriff's Department to see what measures can be taken to alleviate these problems.

- **We have stray dogs – we need animal control to come out.**

The HACLA has, and will continue to, coordinate with the city's Animal Control Department to conduct dog sweeps in the family developments.

- **What about excess gas charge?**

The current charge for excess gas usage is set at ¢52 per BTU. That price was set in 1990 after an extensive evaluation conducted by a private firm and based on the HACLA's utility expenses and resident usage at that time. The study took into consideration the different micro-climate and construction type of each site as well as any modernization work completed at the site. In recent years, the actual cost of natural gas ranged from 52¢ to 88¢ per BTU. Given the constant fluctuation in the price of natural gas, the HACLA has not modified the current price it charges residents for usage over the established baseline. As the price for natural gas is leveling off, it is likely that the HACLA will, in 2005, adjust what residents are being charged for usage over the baseline. To ensure that residents will be charged a fair rate, the HACLA will hire a qualified vendor to conduct an updated utility study in 2005. The results of that study may/may not modify the usage baseline for natural gas and the utility allowance for natural gas and electricity. Residents will be informed of the results of the new study and any revisions recommended.

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Community Service Requirement

- Why do we have to do community service when we are already paying rent?
- Can't the Authority provide childcare for parents who do community service?
- Why if in a two parent "working" household if only one parent works, the other has to do the community service?
- A lot of residents have small children, what are they suppose to do with their children when they are doing the community service? – Just putting your kids with neighbors is not safe.

The Community Service and Self Sufficiency Requirement (CSSR) originated out of Congress through the Housing Reform Act of 1998 (formerly known as QHWRA). The HACLA developed its Community Service policy in 2000 during the formation of the 2001 Agency Plan. Due to legislative action since 1998, the HACLA was not required to implement this policy. In 2003 the federal hold on this policy was lifted and the HACLA was required to implement the CSSR in November 2003. The provisions of the CSSR, as to who is considered "exempt" or "not-exempt" from the completing the 8-hours a month is mandated by law, it is nothing that the HACLA has any authority to change.

The HACLA realizes the pressure that the CSSR may place on families, especially the issue of securing adequate childcare while a resident is doing their hours. Unfortunately, Congress does not provide housing authorities any funding to administer this requirement, let alone any additional funding to operate childcare facilities. The best recommendation for residents who are challenged in completing their 8 hours a month for the CSSR is to network among friends and relatives to secure or identify child care opportunities. At many HACLA sites there are child-care programs that residents could access.

- **Can we have a P.A. system for the development?**
While the need for a development-wide public address system may be valid, especially in the larger family sites, the installation of one would take resources away from other vital capital and maintenance needs that the properties require.
- **If we want to write to congress, how do we do that?**
The phone numbers and addresses for elected representatives are listed in the blue front section of the White Pages phone book. Contact information for congressional representatives can also be accessed on the internet at <http://www.house.gov> and <http://www.senate.gov>
- **We were told not to feed the pigeons – my neighbor is feeding them and there are dropping all over the place.**
At this site (Independent Square) there is a problem with pigeons taking over resident's balconies. The proliferation of pigeons had caused alarm among many residents due to the mess and concern about health risks caused by the pigeon droppings. While feeding pigeons is not in itself a violation of the lease agreement, if

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it impacts the ability of other residents to enjoy their unit, than that would be something for the manager to follow up on.

- **Can we do anything about the skunks at night?**

The manager can contract Animal Control to see if they can set some traps. Residents at this site (Yosemite/Snyder) need to keep in mind that given the location of the property, near the foothills, there is little that the HACLA can do to control the wildlife that comes down from the hills.

- **Stop the budget cuts.**

The HACLA would love to. Unfortunately, the budget for public housing and Section 8 originate in the U.S. Congress. Each year the HACLA is limited in the level of services it can provide due to congressional budget reductions.

- **Are they terminating Section 8?**

While the Section 8 program is not being terminated, it is being challenged by a reduction in level of federal support and funding and regulatory changes. With the current budget crisis that the Section 8 program is facing, it is the HACLA's intention to keep all contracts in place, but to do so families on Section 8 will have to pay more of their income for rent.

- **Problem Mona Street is the worse - people come in and cause problems.**

- **We have a problem with people scavenging through trashcans and making a mess, also people from outside coming in and dumping trash into our bins.**

The HACLA is working with local city offices and agencies to alleviate these and related problems at all HACLA sites.

- **Extra cleaning only happens when someone is coming into the community.**

Daily maintenance of the properties is a requirement of management and maintenance staff. If there are on-going problems with the maintenance of the property, residents should first inform the site manager. If there is no response from the manager then residents should inform the Assistant Director of Housing Services.

- **Problem when meetings happen – because if people work, they don't hear the info.**

Resident meetings are usually set by the Resident Advisory Council (RAC) or Resident Management Corporation (RMC) of each site. The quarterly manager meeting is arranged by the site manager in coordination with the RAC/RMC. Any time meetings are held there will always be a segment of the site population unable to attend due to work or other commitments – finding a time that could satisfy all residents is near to impossible. The best recommendation that can be offered if for residents to read the inserts included in the monthly rent statements, the quarterly Housing Services newsletter (The Scoop) and the Resident Voice to learn about any new HACLA policy changes and to consult with your RAC/RMC and

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neighbors about meetings that you were not able to attend. The site management office should also be able to answer any question that you have about HACLA policies.

- **Why can't jobs be provided for us to clean up our community?**

Given the continued reduction in federal funding for the operation of public housing, the HACLA has no additional funding to support this valid suggestion. With the implementation of the community service requirement (CSSR), there are many RACs and RMCs arranging community clean up events to not only help clean the community, but to provide residents opportunities to fulfill their CSSR hours within the development.

- **Why can't I paint my own unit? Why can't you give us the paint?**

- **If there are residents who are professional painters, why can't we hire them to paint?**

The HACLA does have paint available for residents if they wish to repaint the interior of their units. If there is another resident that they want to hire to do the painting, that is a transition between the residents and the HACLA cannot get involved. Regardless if the resident repaints their unit on their own or through hiring a painter, the resident is ultimately responsible to ensuring that the job is done adequately and to HACLA standards.

- **We need a mail box (drop box)**

The United States Postal Service (USPS) removed the drop box from this site due to constant vandalism of the box. The HACLA will consult with the USPS to identify another alternative that will ensure the safety of USPS equipment and residents mail.

- **When will we get our security?**

At the time of these responses being developed, the Memorandum of Agreement (MOA) with the Los Angeles Police Department (LAPD) to provide additional security coverage through the use of PILOT funds was still going through City Council's approval process. It is anticipated that by October 2004, the MOA will go into effect.

- **What if LAPD doesn't establish rapport with people?**

As part of the MOA with the LAPD, officers who will be working the overtime hours to provide additional coverage to HACLA properties will have to participate in additional training. This training will be conducted by the HACLA and LAPD and resident leaders will have a role in the training(s). Through the participation of resident leaders in the training(s), these officers will learn about the issues and concerns residents have in their relationship with the LAPD.

ONE STRIKE

With the U.S. Supreme Court decision to uphold the One-Strike Policy for public housing, the HACLA included in the Agency Plan presentation to sites a reminder

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about the One-Strike policy. This is an issue of great concern to many residents. While many residents believe that it is a good policy, other feel that it is punitive and will displace innocent members of a household for the actions taken by another member. The HACLA revised its lease agreement in 1991 and again in 1998 to incorporate the One-Strike policy. Residents were provided information about the new policy. The HACLA is committed to doing whatever is in its capacity to ensure the safety of its residents and therefore enforces its On-Strike policy. When enforcing the One-Strike policy, or other lease violations, the HACLA considers all the facts presented in determining if eviction proceedings are to be instituted against a family.

The questions asked by residents included:

- **If you are drinking will this be a reason for eviction?**

Unless the individual drinking alcohol becomes a health and safety hazard to other residents and HACLA personnel, than the HACLA is not able to evict. Residents are only able to consume alcohol within the boundary of their unit

- **If someone is having a party and music is loud, is that okay or is it reason for eviction?**

- **Why is it that some people are destroying the property or shooting or drinking and are not evicted.**

- **What if someone in the building is stealing from other residents?**

If a resident causes continual disturbances that impact that ability of other residents to enjoy their own unit or is in violation of the lease agreement for other matters, than that would be grounds for eviction. In able for the HACLA to take such measures, there needs to be verifiable evidence that the resident/unit in question is creating such a disturbance.

- **All the residents need to be informed about the one-strike.**

- **Residents get upset because they don't know about it, then they get mad at the RAC/RMC because they didn't tell them. The RAC needs to be more informed.**

- **Do we still give new tenants the same information that we got when we moved in here?**

At the time the One-Strike policy was implemented residents were informed of the change through notices in the rent statement, newsletters, and meetings held at each site. Additional meetings were held at sites at the request of the RACs/RMCs. As new families enter into a lease agreement with the HACLA, they are provided information on the One-Strike policy along with the other lease requirements for tenancy. If you feel that residents need more information concerning this provision, than you should request this of your RAC/RMC. Members of the RACs/RMCs attend monthly meetings held by the HACLA's Resident Relations department. At these meetings or through consultations with their Resident Liaison, resident leaders

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can request that HACLA officials attend a resident meeting to explain this or any other policy.

- **Is this the same policy that we already have when if a visitor to our residence can get us evicted if they commit a crime?**

Yes.

- **I think it needs to be tougher – we have people here who should be moved out.**
The HACLA can only initiate action eviction against households where there are verifiable facts that prove that the family, or a member of the family is in violation of the lease agreement.

- **What if it is someone who you did not invite?**

- **Can you be put out if visitor (or relative) does something outside of the development?**

If, based upon the evidence of the case, the resident(s) of a unit did not invite, nor had control over the action of an individual who committed a crime, the HACLA will take that into consideration in pursuing an eviction against a family. The actions of a resident, either on or off the HACLA property, would be grounds for enforcement of the One-Strike.

- **What is the basis for someone getting evicted? What kind of activity does this cover?**

Included in the lease agreement that every household signs, is a list of the types of activity that is prohibitive. Residents are provided copies of this agreement. If you need a new copy of the lease agreement, you may request one from the manager's office.

FLAT RENT

- **If the rent is going up, do we still need to do community service?**

Regardless of what the rent is, adult residents who are considered "non-exempt" are required to be in compliance with the CSSR.

- **Why would you pay \$1,100 a month for one of these units, that's a house note?**

How much is worth continuing to pay for rent versus a mortgage is a decision that each household has to make for themselves.

- **An increase in our rent would be bad – we can't pay the rent we have now.**

The only families who would be impacted by a change in the Flat Rent would be those whose incomes are high enough that paying the flat rent would be less than the income based rent formula.

- **The office did not tell me that I could revert to the income rent if my income goes down.**

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If you are paying flat rent, and during the year there is a reduction in income and it would be to your advantage to revert to the income based rent formula, then you may request from the manager a change in the way your rent is calculated. The choice of moving to the flat rent can only occur one time a year. A family cannot switch back-and forth between the 2 rent structures throughout the year if the household income continues to fluctuate.

- **If you are not working then the flat rent is too high.**
If you are not working, or had minimal income, you would not be affected by the flat rent. While technically you would have a choice as to which rent level you want, the HACLA assumes that families will pick the lower of the two, given the family's income.
- **What is going to happen to our \$740 month rent? Is there a good chance that it will go up?**
The \$740 for a 2 bedroom will remain intact for 2005. The 2004 flat rent levels were phased in with annual reviews throughout 2004. By not changing the flat rents in 2005, the HACLA will be better able to analyze the impact the current flat rents have on families efforts to move towards self sufficiency.
- **In the past you said that the cap was \$350 – what happened to ceiling rents?**
Federal regulation required the institution of flat rents. While housing authorities could maintain ceiling rents they would have to be set at the same level as the flat rents.
- **At my interview, they did not tell me about this.**
At the time that you meet with HACLA staff to review your annual income to determine your household's rent, you should be have been informed about the flat rent option. It is likely though that many families are not hearing of the option because they would not benefit from paying the flat rent and the HACLA assumes that families would want to pay the lesser of the two options. Of the 7,200 public housing units, it is anticipated that by December 2004, less than 300 will have income high enough to benefit from the flat rent.

The flat rents currently are as follows:

Bedroom Size	Flat Rent
1	\$509
2	\$740
3	\$817
4	\$941
5	\$1127

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If you are paying more than this amount (and you are not a “mixed-family” paying a pro-rated rent due to household members with undocumented citizenship status) you should make an appointment with your manager to review your rent payment.

- **What will happen to residents who are on flat rents in 2003?**

Families paying flat rent in 2003 will continue to pay that amount until their 2004 annual review. At that time the household’s annual income will be recalculated to determine which rent they should pay. Most families who were paying the 2003 flat rent levels will be switched to the income based rental formula as this will be less than the new flat rent.

- **Can you explain again how the flat rents are calculated?**

The flat rents were determined based upon an analysis of comparable private market rents by a third party real-estate assessment firm. Consideration was given in the setting of the flat rents to the age of the HACLA properties, amenities available, social services available, parking, site configurations, and other factors – including the need to set them at such a level that it does not discourage families from moving towards economic self-sufficiency.

- **I was working then i got sick and went on disability. When i go back to work, will they raise my rent?**

If in between annual reviews there is a change in the family income that change is to be reported to the management office. If there is a loss of income during the year, the rent will usually be reduced based upon the new information. If the income then increases because a return to work, the rent will again be recalculated and most likely be adjusted upwards. Unless there is a hardship situation, families can only have the option of the flat rent once a year.

- **Will rents go up for single parent families?**

Rent is based upon the household’s income and family member’s immigration status (for “mixed” families).

- **I have young adults in the unit who go to school and work, and they raised our rent.**

Only the first \$480 of income earned by a full-time student would be factored into the household’s rent calculations. The full-time status of the student(s) must be verified by the school that he/she is attending prior to the cap on earnings is granted. If you were a resident prior to 1995 and have a “mixed” household in terms of citizenship status of members of the household, then as of August 1, 2004 your rent would increase if there has been no change in individuals citizenship status. If you feel that an error was made in the calculation of your rent or if household members citizenship status has changed since 1995, you should speak to your manager.

- **We were told that the formula had changed from 30% to 50%.**

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Only families who are “mixed” (have members who are not citizens or undocumented and those who are citizens or documented) would pay more than 30% of their income to rent. The actual amount would depend upon the make up of each family.

- **How long will the new flat rents last?**

Each year the HACLA is required to review the flat rent structure - which it does as part of the agency plan process. The HACLA is not considering changing the flat rents in 2005. If the HACLA proposes to increase the flat rents for 2006, that information would be included in the outreach meetings held in 2005.

CITIZENSHIP RULE

- **If someone in living here and they are not legal but their children are, will they be able to continue to live here?**

Families will not be evicted due to the implementation of the Citizenship Rule. “Mixed” families will have to pay the higher rent that will be charged to them.

- **I have been here since 1995, I did get one of the letters. Will my rent go up?**

If you received the letter notifying you of the implementation of the Citizenship Rule, than you were one of the families who had been deferred from the implementation of the Citizenship Rule. That letter notified you of the ending of the deferral period on August 1, 2004 and that your housing subsidy would be prorated based upon the number of family members who did/did not have legal status. If the legal status of members of the household did not change since 1995 then it is likely that the rent you will be required to pay will increase.

- **If my legal status changes, can my rent be lowered?**

- **If my status changes, should I wait for my annual review to inform the office or tell them immediately?**

If any family’s member’s immigration status changes so that they are now legal citizens or residents, it is to the family’s best interest to notify the management office as soon as that change is official. If there are members of the household who do not have legal status, the family is considered “mixed” and their rent is “pro-rated.” Families paying a pro-rated rent usually pay more than 30% of their income to rent. If formerly undocumented residents obtain legal status, than the household’s rent calculation would be adjusted downwards.

- **Did you give people certain amount of time to become legal?**

Families impacted by this federal mandate had since 1996 to update their immigration status.

- **Are we going to put people out or report them?**

It is not the HACLA’s responsibility to turn undocumented residents over to the Immigration and Naturalization Services. Mixed families who had benefited from the deferral of the Citizenship Rule will have to pay the higher rent charged to them as of

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August 1, 2004. If a family is unable to make the rental payment then the HACLA would be required to take action against them.

- **How did their application get approved?**

At the time these families were admitted into the housing program, being a legal citizen was not a criterion for eligibility.

- **Will the 30% rent increase?**

- **Is it true that illegals will be paying higher rent?**

- **What percent would they have to pay? Will this raise the rent?**

- **I have a mixed family, will my rent be raised?**

For families who are “mixed” or have no members who hold legal status they will be required to pay more than 30% of their income due to the pro-ration calculation. The exact increase for each family affected will depend on the makeup of that family. “Mixed” families that have entered the public housing or Section 8 program since 1996 have not been receiving full subsidy and have been required to pay the prorated rate.

- **How are the families going to be effected who have students in school?**

How each family will be affected depends upon the make-up of that family (how many members have legal status and how many do not). Whether members of the family are enrolled in school does not grant any immunity to this regulation.

- **Some families do not understand these things.**

If families do not understand the letter(s) they received, they need to make an appointment with their manager so that it can be explained to them in greater detail.

- **We got the letter in 1996 saying that it would start in 1998, why didn't it?**

The HACLA held off implementing this regulation in an effort to preserve the household's ability to stay in affordable housing and to provide additional time for family members to update their immigration status. Unfortunately the HACLA was not able to continue this prolonged deferral period.

- **What happens to families who are now in the process of getting their legal status? Will people in process of becoming citizens or legal residents be protected?**

If the HACLA is able to verify that a member of the household is in the process of updating their immigration status, that that will be factored into the new rent calculation.

EMERGENCY RELOCATION

In spring of 2004, the HACLA proposed a revision to the Transfer Policy. This proposed revision was presented to residents at the meetings held at the public housing sites. The policy change provides for the immediate relocation of families in cases when there is verifiable threat to the health and safety of a member of the

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household. At many HACLA sites the fear witnesses have about reporting crime has been an impediment in the HACLA's ability to evict households who are a risk to the health and safety of other residents. The new policy provides for the HACLA to immediately relocate a family to another HACLA unit, or a non-HACLA unit on a temporary basis if a HACLA unit is not available. The new policy requires that documentation be provided within 48 hours of the request, but the family's relocation will not be held up for that documentation to arrive. Regardless if a family is relocated to a new HACLA site or a temporary unit, the family remains responsible to fulfilling their lease obligations. If in the course of the emergency transfer (or temporary emergency relocation) it is determined that the family was in violation of their lease agreement, the HACLA maintains its right to pursue legal action against the family.

- **There have been families who have made statements to police but have not been helped with relocation – and there are families too afraid to report crime.**
Hopefully the change in the policy will alleviate this dilemma.
- **We need to get this information out to residents - management needs to do a better job informing residents.**
The Board of Commissioners for the HACLA approved this policy on June 24, 2004. Information will be provided to residents in inserts to rent statements, The Scoop, the Resident Voice, and resident and manager meetings.
- **Some people can't come to meetings because they are too afraid that they are going to be robbed while they are out of their house.**
- **We residents need to look out for each other, but there are some parts of the development where people are afraid to call the police.**
It is unfortunate that some residents feel that they have to choose between participating in community events or leaving their unit vulnerable to theft. Using a community policing approach through the proposed MOA with LAPD, we hope to create safer communities, increase the frequency of patrols, and educate LAPD on issues residents face through training of the officers who will be working in the developments.
- **We need to change everything – we go to the office to tell our problems and complain, but they don't do anything.**
- **I have a family who needed to get relocated because someone in the family was killed but management did not do anything about it.**
If there is a verifiable threat to a member of a household and the site manager is not being responsive, the family should contact the Assistant Director of Housing Services.
- **What about people who just want to relocate, what kind of choice do they get?**
Families who are transferred due to an emergency transfer will only be given the choice of three units in other HACLA locations that are currently available or able to

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be made readied in a timely manner. An emergency relocation is not a means for a family to jump over the regular transfer request list to a site they prefer. If a family wants to move to a different HACLA location they need to place their name on the transfer list for that site and wait for a unit appropriate for their family size to become available.

- **What kind of choice do new applicants have?**

State law prohibits the HACLA from maintaining separate site-based waiting lists for new applicants. Applicants who come off the wait list are offered up to three units, appropriate for their family size, in three different sites. Once a family has resided in a HACLA unit for 18 months they can place their name on a transfer list for a different site.

- **What about seniors who need to transfer within the development because they have trouble accessing the 2nd floor, and other handicapped residents?**

If a family needs to relocate to another unit due to accessibility issues (a family member is disabled and a different unit configuration is required to accommodate the disability) the family needs to submit a reasonable accommodation request to the HACLA. The disability that requires the request needs to be verified by a third party. Please speak to your site manager to learn more about reasonable accommodation requests,

- **What type of situation qualifies as an emergency for one of these relocations?**

For a family to be transferred under an emergency relocation, there needs to be verifiable evidence as to a threat against the health and safety of a member of the household. Example would include situations when a member of the family witnessed a violent crime, is providing testimony in court, or has been threatened with retaliation for witnessing or providing testimony in court, or other similar situations.

- **If you transfer, you are responsible for the cost of the transfer?**

If a family is transferred due under the emergency relocation provision, the HACLA will pay for the moving of the family's possessions. If it is discovered that the family was in violation of their lease agreement or caused the need for the emergency relocation, the family would be required to reimburse the HACLA for the cost of the transfer.

- **What is the plan if our building becomes uninhabitable due to an earthquake?**

If in the case of a natural disaster a HACLA unit becomes uninhabitable, the HACLA would transfer the family to a unit (appropriate for the family size) at the same site, or another HACLA site, which ever is available.

- **What about over the weekend – who can we call?**

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The Senior Lead Officer (SLO) for each site has phone numbers for the Executive Director and the Director of Housing Services if there is a need for an emergency relocation after HACLA work hours or weekends.

SECURITY DEPOSIT

- **If you first lease on flat rent, you could have a security deposit of \$750 - how will this work?**

The security deposit will be based upon the family's monthly rental payment. If a family's income is such that they will be paying the flat rent, then their security deposit will reflect that. As the family's income and rent fluctuates during their tenancy, their security deposit will remain at the level that they first leased with the HACLA.

ADMISSION PREFERENCES

- **I think that the Authority should keep a working preference.**

The HACLA will retain a working preference, but broaden it by combining the current 1st and 2nd preferences. Families on the wait list receiving top preference will be those who are involved in some sort of work, or work related activity (including training activity and school) for a minimum of 20 hours a week. Seniors and those unable to work will retain the same preference level as working families.

- **Is there a preference to help homeless families get into public housing?**

The HACLA does not have a preference for homeless families. Information concerning assistance for homeless families can be obtained by contacting Los Angeles Homeless Services Authority (LASHA) at (213) 683-3333 or InfoLine at 213-686-0950.

- **I don't like to see disparities between people who work and people who don't and I don't like seeing some units be lifted up while others don't.**

Federal regulations allow the HACLA to give an admission preference to working families. The HACLA is broadening that preference to include families involved in some sort of work related activity - this includes being enrolled in job/vocational training or school. Even with a working preference, the HACLA is still required to ensure that at least 40% of all new families are at or below 30% of the area median income (AMI). Another 40% of new admissions cannot be higher than 50% of the AMI and the last 20 are at or below 80% of the AMI. Given these income requirements, all new families are at or below the poverty line and are in great need for housing assistance.

The numerous services offered by the HACLA Resident Relations department are available for all residents. It is the hope of the HACLA that these services can assist any family, who chooses to take advantage of them, the ability to move towards greater self sufficiency.

- **My son is a veteran, so I think that they should get a preference, but working families should too.**

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State law requires the HACLA to have a preference for veterans and their families. The change to the admission preference will ensure that both types of families are provided a preference.

- **What happens if new people enter into public housing but then lose their job?**
The preference only applies to new applicants. If, after a family is admitted to public housing the person(s) in the household lose their job, they will not be penalized.
- **If you are a senior, how long do you have to wait to get an apartment?**
The average wait for senior household on the wait list is 3 years.
- **My son and his children keep going to Avalon to apply for public housing and they make snide comments.**
If someone is being treated unprofessionally at the Application Center, they need to contact the Assistant Director of Housing Service so that the matter can be looked into and dealt with.
- **I have a single unit, when I moved in I was told that I could transfer into a 1 bedroom, but it hasn't happened.**
To be transferred to another unit, either within a development or to another site, you must submit to your site manager a request for transfer. In approving transfer requests the HACLA must weigh in many factors including the number of units of each bedroom size available for new admissions, the need of vacant units for emergency or required transfers, and the need to adhere to the occupancy standards. The HACLA can never guarantee transfer requests to residents or new families. Families must reside in their unit for a minimum of 18 months before they can submit a request for a transfer.

COMMUNITY SERVICE CENTER (CSC)

- **Should train residents on sign language.**
That is a good suggestion. The Resident Relation staff will make the necessary inquiries to see if that a viable option.
- **Do you provide transportation?**
While the HACLA itself does not provide transportation to classes, job trainings, and other related activities, the HACLA does partner with other public and private service providers who can assist residents in the cost of transportation through bus/rail tokens and vouchers.
- **When do all these activities happen?**
Activities offered by the CSC occur throughout the day and evenings. CSC staff distribute information to residents through fliers and notices in rent statements and presentations at resident meetings. Additional information can be obtained by visiting your CSC.

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- **Where your staff is lacking is that they do not come to the (RAC/RMC) office, they do not do outreach into the community, do not involve themselves in the community.**
- **CSC needs to work close with the RMC, need to have a relationship.**
CSC staff are required to consult regularly with the site's management staff and RAC/RMC to coordinate activities and to keep those offices informed about changes to the service provided. CSC staff also should be on the agenda of the RAC/RMC's monthly and manager's quarterly resident meetings. The RAC/RMC and site manager need to ensure that the CSC Director for their site is notified of when these meetings occur and include them on their agenda. If the CSC Director fails to cooperate in attending these meetings or in keeping the RAC/RMC and management office informed, than that should be reported to the director the HACLA's Resident Relations department.
- **Need re-hab type programs for residents.**
While the HACLA itself is not a direct provider of substance abuse rehabilitation services, the CSC office can refer residents, who have such a need, to service providers in the community.
- **Why was the center closed, when will the center re-open?**
- **What about the child care center?**
The Community Service Center (CSC) at this site was temporarily closed due to activity of a federal investigation. The Housing Services and Resident Relations departments of the HACLA are working with the RMC of this site to resume operations and improve the level of service that the CSC provides residents at this site.
- **The jobs you are talking about – many residents don't have the qualifications you require – but they may have the experience. Not every job opportunity should be based on college degree.**
Many of the job opportunities for residents that the CSC and other Resident Relations programs offer are funded through grants from private and public sources. The guidelines for these positions are often dictated by the conditions of the grant awarded. It is not the intention of the HACLA to prevent interested residents from applying to any position, but in some situations, the grant requires certain prerequisites. The HACLA would not pursue these types of funding opportunities if it felt that there were not an adequate number of residents who could qualify for such employment opportunities.
For residents who lack some of the prerequisites for certain jobs, it is recommended that they look into the different opportunities available at the CSC to prepare themselves in case other opportunities become available in the future.

KUMBAYA

- **Will the jobs go from residents to outsiders?**

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For construction work that is funded through HUD sources, the HACLA must adhere to requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended. Section 3 requires that HACLA make good faith efforts to ensure that training and employment opportunities are given to people who reside where capital work is being done. The HACLA is presumed to have met its Section 3 requirements if at least 30% of the new hiring opportunities generated by a construction project go to residents. With the reduction in capital improvement work there will be a proportional reduction in the number of residents who could be employed by such activity.

- **What will happen to our apprenticeship program?**

The HACLA will continue to operate the apprenticeship program for residents interested in entering the construction trades. Those who participate in this program need to keep in mind that the intention of this program is to provide residents opportunities to develop the skills required of certain construction crafts. Participation in a HACLA sponsored apprenticeship program does not guarantee a permanent position with the HACLA or private construction firm hired by the HACLA.

- **Why was there the change in construction personnel for the remodel? Who replaced who was here before?**

The HACLA regularly reevaluates where staff are assigned based upon the types of projects scheduled at a site versus other sites and the expertise of each staff person to match the work scheduled.

- **Are residents from all sites able to do participate in the Kumbaya job opportunities?**

Regardless of where a resident lives and the site the work is being conducted, any adult resident who meet the minimum requirement are eligible to apply for these employment/apprenticeship opportunities.

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CAPITAL FUND

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

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

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

The following are the capital fund related questions received from the outreach meetings.

MULTIPLE SITES

The following items were raised at more than one site.

- **The sand boxes are dirty.**

The sand boxes have been a concern of residents at this and many other sites. Whether the waste is originating from animals or humans, the HACLA is taking measures to remove the sand from the play areas and replace it with rubberized flooring. Because rubberized flooring is costly, this will be phased in. For those playgrounds that are not getting rubberized flooring, the sand in the remaining play areas will be replaced with fresh sand.

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- **Need better trashcans.**

The HACLA is aware of the challenge that the present trash receptacles present and is exploring alternative containers that will satisfy the needs of the HACLA, residents, and the City's Sanitation Bureau. Housing Services has come up with a prototype trash container that is acceptable to the city and will pilot them at a few sites to see if they are effective. The design of the new container is such that it would make scavenging difficult and will be relocate the containers away from the curb.

- **Are we suppose to get charged for repairs, how much are we suppose to be charged, what if it wasn't your fault?**

Residents are responsible for the cost of repairs to their units for damage above the normal wear and tear or if caused by a resident or their guest. The HACLA revised its Sales and Services Policy in July 2001. Residents were provided a chance to comment on the proposed policy changes during the Agency Plan outreach meetings held in the Spring 2001. Additionally, households were provided with a copy of the policy. The rates for different types of work are included in the policy. If you would like to get a copy of the Sales and Services Policy or if you feel that you have been charged unfairly, please contact your site manager.

- **Why wasn't the interiors painted with the last work. Interior walls need to be painted.**

The painting of the unit interiors is a maintenance issue and on a schedule unrelated to capital work scheduled at the site. To find out if your unit is scheduled for painting, please contact your site manager.

- **Can we get grab bars for seniors and other disabled residents?**

If residents need grab bars or related modifications to their unit they need to submit to their manager a request for reasonable accommodations. The need for the requested accommodation needs to be verifiable.

- **What about mold and mildew problems?**

Many mold and mildew issues could be reduced if residents made sure that their bathrooms were properly ventilated when using the shower, either by opening a window or running the ventilation fan (if one exists). As part of regular housekeeping, residents should regularly clean with a bleach solution any area where mold is prone to develop.

The HACLA does recognize that there are some sites where mold is more prevalent due to the type of construction of the buildings and topography of the site. At those sites the manager and maintenance supervisor and the DCS project manager are exploring other methods, such as regrading adjacent areas, removing mildew, installing ventilators, etc. to reduce the presence of mold.

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- **We need larger stoves.**

Given the sizes of the cabinet openings available in HACLA kitchens (20", 24" and 30"), HACLA installs the most practical stove available.

GONZAQUE VILLAGE

- **Some units have dryer hook ups, some do not, Why?**

With each capital funding cycle, more units will receive the clothes dryer hook up.

- **Mice are a big problem in my area.**

Let your manager know so that traps can be set.

- **We have problems with our drains. There have been times that it have flowed into the flower beds because the drain did not work. Is it possible that the pipes can be redone?**

Correction of the drainage system is a major construction project, which requires a major funding source. Site maintenance will continue to correct the problem as it appears.

GIBSON

- **When is work going to start?**

At the time that this question was asked, the pre-work for the replacement of the countertops and cabinets had already begun. It is anticipated that the work will be completed by December 2004.

- **Which 10 units are having their kitchen redone, how do you determine which ones?**

During annual inspections, management and maintenance staff assessed the status of each unit's kitchens. As there is not enough money to redo all kitchens in the same year, work will occur on a batch of units each year.

- **When will the balconies be resurfaced?**

Currently there is not enough capital funding available to include the resurfacing of the balconies. This job will be added to the list for future consideration.

IMPERIAL COURTS

- **Where is the wall going? Who authorized where it is going and why no resident input?**

The wall is being installed along Imperial Highway property line behind the motel for a length of approximately 83 feet (between buildings 18 and 20); its purpose is to prevent any access through neighboring properties. Information about this project has been scheduled for some time and has been included in past year's Agency Plan presentations at this site.

- **When will the childcare center be completed? Who will get the spots in it? Who will be hired?**

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It is anticipated that the new childcare facility will open in March 2005.

The intention is for the available spots to go to children of HACLA households before admission is opened up to other eligible non-HACLA families. If there are HACLA residents who have the necessary credentials and experience for employment at the childcare center, they are encouraged to apply.

- **How did the childcare center get located in that spot? Why haven't I heard about this before now?**

The property that the childcare facility is being built was the only land of adequate size accessible to the HACLA without taking away any open-green space in the development. Information on the childcare center has been included in the Agency Plan presentations for the past three years. If you would like more information about this, you should request that your resident leaders include this topic in a resident meeting.

RANCHO SAN PEDRO

- **The water pressure is too low.**

The water system at this site is over 60 years old. The HACLA will include this item on the list of possible future capital work.

- **Need more security – there is a lot of gang activity.**

It is anticipated that the additional police coverage that the sites will receive through the MOA with the LAPD will help alleviate this situation.

- **Exterior lighting – helps security issue.**

Exterior lighting needs to be included in future capital funding cycles.

- **Where will the gym building be?**

The new gym is being built on the vacant lot located at the corner of 2nd and Palos Verdes Streets

PUBELO DEL RIO

- **Window bars – what is happening?**

Pueblo Del Rio is eligible for listing in the National Registry of Historic Places; therefore, any attachment to the buildings such as window bars must be approved by appropriate authorities. HACLA is working with the Bureau of Engineering of the City of Los Angeles on this matter.

- **Need more security, too many drugs, and no police.**

It is anticipated that the additional police coverage that the sites will receive through the MOA with the LAPD will help alleviate this situation.

NICKERSON GARDENS

- **Why showers in only 288 units? The shower upgrades have been going on for over 10 years – how much longer?**

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Given the limited funding available, it is not possible to take care of all 1066 units in one year. Work such as this has to be balanced against the needs of other sites and unexpected emergencies on a yearly basis.

- **How can we get the water checked on our whole row the water is foul smelling and there is no pressure.**

This will be looked into and if resources have to be diverted from another capital project to take care of this problem, it will be. The HACLA would have to consult with the Los Angeles Department of Water and Power as to the cause of the problem.

- **List you show us have work done 30 years ago – stop putting the old stuff on this list.**

Will take this into consideration when preparing for next years meetings.

- **We have been trying to get new bars since 1976, why are we just now talking about it?**

There needs to be a consensus on the design. A few mock-up designs were presented at residents' meetings, but none of them has been approved to date. The HACLA will continue to resolve this issue.

- **Nickerson money is always earmarked but never gets it.**

Since 1988 there have been over \$12 million worth of capital fund activity at Nickerson Gardens.

- **The low-flush toilets do not work.**

City ordinance requires the HACLA to install low-flow toilets with 1.6-gallon flush tank capacity. The HACLA is continually looking for vendors who could provide a high quality product at the cost available.

- **Need refrigerators, old ones have roaches and are broken.**

- **Screen doors don't fit and they are rusted out.**

If there is a problem with your HACLA provided appliances, you need to call the Work Order Center so that the problem can get identified and the item repaired or replaced. If there is no response from the Work Order Center in a reasonable time, inform your site manager.

- **Need to resurface the parking lots.**

This item will be added to the list of jobs for future funding cycles.

- **Need trees trimmed, need grass.**

The trees are trimmed on a regular basis. Due to the challenge in maintaining lawns, the HACLA will begin to research re-landscaping some areas with drought-tolerant native plantings.

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SIMPSON SATICOY

- **The fences around the balconies need to be replaced.**
The site manager will look into this need and if warranted include it on the list of possible items for future capital funding cycles.

RAMONA GARDENS

- **Our clothesline was cut 2 years ago when they did other work. Will we get them back?**
The replacement of the clotheslines is scheduled to occur this year. They will be relengthened as needed and in some cases reoriented in direction or repositioned.
- **The handicapped parking needs sign and painting.**
The site manager will look into this need and if warranted include it on the list of possible items for future capital funding cycles. Some have been done with the recent handicapped curb cut work.
- **The air extractors (vents) over the ovens are old, grease fills up the kitchen. The filters have never been replaced, there are exposed wiring on them, when it use the range vent I can't use other electric outlet in my unit.**
The filters for the range vents are to be replaced once a year by the site's maintenance staff. Given the number of comments received at this site concerning this issue, the Assistant Director of Housing Services along with site manager and Design and Construction Services project manager for the site will reevaluate this situation. If need be, resources that was scheduled to address other needs may be redirected to correct this problem.
- **The sink tile is no good – cracked, open in between...**
The status of the tile work in the units will be assessed and, if warranted, included for consideration in future capital fund cycles.

YOSEMITE/SNYDER

- **The awning over the entrance need to be looked at.**
The manager and maintenance supervisor will inspect the front awning.
- **The air conditioner in my unit has never been inspected. The air conditioner does not work in the common areas.**
The units in the common areas and units are inspected at least once a year. If there is problem with your unit you need to contact the Work Order Center. The unit in question has since been serviced and is not fully operational.
- **Is it possible to get some exercise equipment?**
Exercise equipment is not an allowable expense out of the Capital Fund Program. The HACLA can explore the possibility of pursuing alternative funding sources for such equipment.

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- **The came to fix my trash disposal, but they never fixed it.**
If work was done in your unit and it was not done correctly, please notify your manager and the Work Order Center.
- **Need more security cameras, including near the elevators.**
The site manager will look into this need and if warranted include it on the list of possible items for future capital funding cycles

ESTRADA COURTS

- **The extension has been remodeled 2 times, and original Estrada never– why?**
While there has not been comprehensive modernization at the original Estrada, there have been some necessary capital repairs. The goal is to move resources over to Estrada once the Extension is completed. The original Estrada Courts comprehensive modernization (remodel) is currently in the design phase and pending final determination regarding historic review. Comprehensive Modernization of the original Estrada Courts will be included in future capital funding cycles.

WILLIAM MEAD

- **Will there be telephone available during the relocation?**
There will be a phone available for local calls only in the hospitality unit.
- **When we leave our unit for the day – what about our refrigerator – will we lose our food? Will we have to move our furniture back and forth each day?**
The HACLA will be responsible for moving your furniture before they start and when they complete work each day. If there will be a break in the electric service to your unit, the HACLA will run extension cords to from another source to ensure that your food does not spoil.
- **What about the kids who get picked by the school bus up each day in front of their unit?**
Special arrangement can be make with the school district to ensure that those children whoa re picked up by the bus in front of their unit will not miss their ride.
- **What is the exact day that it will start?**
At the time that this site's meeting was held, the work was scheduled to begin the week of July 12th. Since then the work has begun. The Soil Remediation started on 8/23/04 and is scheduled to be completed by August 2005. An Electrical Upgrade is scheduled for Buildings 21 and 22 this year. Building 21 is complete, and Building 22 is scheduled to be completed by the end of 2004.
- **We were told that they will be conducting a survey – many of us in bldg 1 have special needs – what will happen?**
The survey was conducted and the information is being used to help the HACLA identify where special needs are.

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- **What hours will they be working, what about the mess?**
Work will occur during the HACLA normal work hours of 8 a.m. – 4:30 p.m. The HACLA will be responsible for ensuring that your unit is cleaned up at the end of each work day.
- **How long will each building take?**
It is anticipated that each building will take anywhere from 5 to 16 working days.

JORDAN DOWNS

- **Jordan doesn't know how much money it gets – we want our own books.**
Sites do not “get” a guaranteed amount of money of the Capital Fund Grant award. It is the HACLA's responsibility to assess the needs of all properties to determine priority and to access the limited funds for such work accordingly. Each year as part of the Draft and Final versions of the Agency Plan that are available for residents to view is a detailed break down of where HACLA plans to use the Capital Fund Grant award for the next year and for a 5-year projection.

For the record, the work that has occurred at Jordan since 1988 totals over \$63 million dollars.

- **Can they come back and rebuild the speed bumps – they are not steep enough.**
City codes do not allow for the speed bumps to have a steeper pitch. This is because of the damage that can occur to emergency vehicles if the bumps were any higher.

609 CALIFORNIA

- **What keys will work?**
The new key system will work on the front and rear door.
- **Need fire ramps in stairs for wheel chairs.**
- **Need better ventilation in hallways.**
- **Only have guard rails on 1 side of stairs, need them on both sides.**
- **The back gate doesn't always close.**
- **Need more handicapped spaces and drop-off places for handicapped.**
The above needs and requests will be evaluated along with other identified needs for future capital fund cycles of to be included in a schedule of regular maintenance items.

AVALON GARDENS

- **When is work on the social hall going to start?**
The Notice To Proceed was issued to Force Account on 6/11/04, construction started on 7/12/04, and the work is scheduled to be completed before the end of the year.

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- **Kitchen retiled/redone – can't redo cabinets because they aren't old enough?**
New cabinets are part of the Scope of Work for the Social Hall renovation. Replacement of kitchen cabinets in the dwelling units may be included in future capital funding cycles.
- **When are windows going to be replaced?**
Force Account is in the process of procuring materials.
- **We need more closet space and sliding doors.**
- **Lighting in kitchen, dimmer lights, have blind spots in the kitchen.**
- **Light is thrown differently in the kitchen**
- **Stoves are old, the pilots are too high**
Currently these items are not include in the 2004 schedule. They will be added to the list for jobs for future funding cycles. If there is a problem with the equipment that you currently have, contact the Work Order Center so that it can be evaluated and repaired if possible.
- **Need larger stoves.**
This item requires assessment of cabinet layout and available space in different kitchens. If the assessment concludes that replacement of stoves is warranted, it will be included in future capital funding cycles
- **When are bars going on windows?**
Window bars will be installed after windows have been replaced.

PICO GARDENS – LAS CASITAS

- **Community garden was supposed to be community building for seniors with a social hall.**
There is no funding currently available for additional construction. To make use of the space a "pocket-park" including a community garden will be installed.
- **Are you going to remove contaminated soil?**
The contaminated soil will be removed and 18 additional parking spaces will be included.
- **Need cameras and security to protect children.**
There currently is no additional funding available for the installation of security cameras. It is the hope that the MOA that the HACLA is entering in with the LAPD will improve the security at this and other HACLA sites.
- **Need police, fire, and ambulance to be able to get into gate.**
The LAPD and Fire Department have key card access to the development.

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- **Since there is no one controlling the gates, what happens if someone follows you in?**
Housing Services will meet with residents to identify solutions to issues such as this.
- **Problem with illegal parking.**
Ticketing and towing of illegally parked cars will be occurring at this site.

INDEPENDENT SQUARE

- **Can we get shades for the balconies to block the sun?**
Residents can purchase and install on their balconies shading for this purpose. If the resident vacates the unit they must take down the shading as well.
- **It's been 3 years of talk about bird netting – why so long? When will the bird netting be installed?**
*Unfortunately, there are many occasions where jobs that were planned to be addressed had to be put aside due to unforeseen needs at this or other sites. When this happens, previously scheduled tasks have to be reprioritized.
The Fire Department does not allow installation of net along exterior balconies. Therefore, following a meeting with DCS, Force Account, and Housing Management earlier this year, other methods are being investigated to deter birds.*
- **Since the door is locked at 6 pm – can a ramp be installed for handicapped?**
The key assigned to you from the management should provide you access to the doors 24 hours a day.
- **Can we have showers installed in every unit? We need showers because there are no handles to get in and out of tub.**
This is being planned for this site. Currently the design stage for this has been completed and installation of prototype showers is occurring. Installation of showers in all units will be included in future capital funding cycles.
- **Lighting in the elevator and stairwells are inadequate – the light by the ramp is burnt out.**
The manager and maintenance supervisor will look into this.

VALLEY SCATTERED

- **Why can't we buy new flooring and install it if we promise to leave it?**
- **I brought a fan for my den, can install a ceiling fan if I leave it?**
Prior to a resident making such modifications to their unit, they must get approval from the property manager. All work must be done to code and be inspected by the HACLA. Any type of improvement that the resident makes is under is considered to be done voluntarily and will not be reimbursed by the HACLA.

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VOUCHER SEARCH TIME

- **Reducing the time from 180 to 120 days would make it harder for people to find a unit. With more landlords refusing to participate in the program, people already have a hard enough time. Don't see how reducing the search time would save money for the HACLA, seems like only hurts those looking for a unit.**

We understand that families will have difficulties as we shorten the term of the voucher. However, prior to 2002, the voucher term was not more than 120 days. We feel this is an appropriate time frame for families to locate housing. Most housing authorities in southern California use this time frame although some have even shorter periods. Reducing the time frame makes it easier for the housing authority to monitor how many vouchers remain "on the street." This will assist us in the future so that we do not have to cancel or suspend active vouchers if funds are no longer available.

- **The cost of the voucher search time is not shouldered on the HACLA – it is the carried by the voucher holder in terms of the time, gas, vehicle, or other transportation cost. How would lessening the search time save the HACLA money?**

Shortening the search time by itself does not save money for the housing authority. It does make managing the vouchers easier so that if funds are short the housing authority does not have to cancel active vouchers. In addition, we are trying to conform to the standards of other housing authorities in the area.

VOUCHER PAYMENT STANDARD (VPS)

- **The VPS should not be less than the Fair Market Rent (FMR)**

Unfortunately it may be necessary to lower the payment standards below 100 percent of the Fair Market Rent (FMR). HUD allows housing authorities to set their payment standards between 90 and 110 percent of the FMR based on many factors. In the current situation of tight funding, the Housing Authority is faced with two choices – either lower the voucher payment standards or take some people off of the program. We prefer not to remove families from Section 8.

- **So what will happen to those families whose rent is less than the new VPS? Are you going to kick them out?**

Families with gross rents – rent to the owner plus their utility allowance – that are below the payment standard will not be affected. They will continue to pay about 30 percent of their adjusted monthly income toward rent and utilities.

Families with gross rents above the payment standard will see their rent increase. These families will not be removed from Section 8. They will have to decide whether they are willing to pay the increase out of their own pockets or whether they would prefer to locate housing that is less expensive. These families would receive a voucher to allow them to look for lower cost housing.

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- **How do they expect people to pay the higher rent – don't they realize that we are poor?**

Unfortunately, we are faced with hard choices. In order to get our costs down we can either ask families to pay somewhat higher rents or we can remove families from the program. We think it is better to keep families on Section 8 with somewhat higher rents than to make some people lose their Section 8 assistance altogether.

- **What is the alternative to lowering the payment standard?**

The alternative is to take families off of Section 8 altogether.

- **When will this change happen?**

Families with annual reexaminations effective July 1st, 2004 and later were notified that payment standards would be lowered to 100 percent of the Fair Market Rent at the family's next annual reexamination in 2005. If further reductions in the payment standards are needed, families will get a one year advance notice of the change.

For families requesting a voucher to move, the change to 100 percent of the Fair Market Rent has been effective since April 2, 2004.

- **If the HACLA has to cancel contracts, how will they determine which ones? How will people find out? Will JANE get to know about it?**

We believe that we have enough reserve money and will be able to lower our costs enough so that we will not have to cancel contracts. The Housing Authority has not yet determined what contracts would be cancelled because it has no intention of canceling any contracts at the present time except for families that are not fulfilling their family responsibilities. We will keep JANE informed of developments in this area.

- **Who is at greater risk of losing their Section 8?**

Persons who have been or currently are not following the rules of Section 8 and their family obligations have the greatest risk of losing their Section 8. Persons who are committing fraud, families who are failing to report income properly or who do not report additional persons in their households will be taken off of Section 8. Families who are evicted for good cause will also lose their Section 8.

- **I had a 2 bedroom voucher but I rented a 1 bedroom unit because that was all I could get at the time. I was looking for a 2 bedroom to move to – can I still do that?**

That depends. When you rent a unit you sign a lease for one year. After that year you are allowed to move. At the end of the first year you should contact your Advisor. If your family size allows a larger unit, you can get a voucher for that bedroom size.

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OWNERS

- **Would probably be able to attract more landlords if there were fewer inspections and less paperwork.**

Program regulations have changed over the years to eliminate many concerns of landlords. We continually review our paperwork to see how it can be streamlined or if we can revise forms so that it will be easier for owners to understand and participate in the program. This year we revised several forms and we are eliminating at least two forms that owners had to complete. Unfortunately, we cannot conduct fewer inspections. HUD requires annual inspections and we must reinspect if the unit fails. That is to the benefit of the tenant. We want to be sure that all of our tenants live in decent, safe and sanitary housing, and that is what the government is paying us to do.

- **What can you do if an owner is threatening you?**
We suggest that you contact legal aide for assistance.

ELDERLY PROGRAMS

- **Not enough money is used for the elderly – you should get rid of families with gang members in them and use that money for more senior housing. Get rid of families.**

We attempt to get as much money for seniors and disabled persons as the federal government will provide. At the present time more than half of our assisted families are headed by seniors or disabled persons. Outside of Section 8, the Housing Authority has constructed or purchased more than 1,600 units that are designated for seniors or disabled persons only. But low income families with children also need housing. If an owner evicts a family because of criminal activity, that family loses its Section 8 for at least 3 years and must go through the waiting list process to get Section 8 in the future. If the Housing Authority has enough proof of criminal or drug activity, we can terminate the family even though the owner does not take eviction action. We are now screening adult members of families (Federal law does not allow us to screen juveniles for criminal activity) for some types of criminal activity before we let them on the program.

GRIEVANCE PROCEDURES

- **HACLA should have a grievance procedure to protect voucher holder's rights. This should include an appeal process to HUD is the HACLA can not resolve the grievance.**

The Housing Authority devotes an entire chapter of its Administrative Plan to complaints and hearings. These policies and procedures have been reviewed by HUD and follow HUD's requirements. Prior to any termination action every family is notified in writing of its right to have an informal hearing and is given 30 days to exercise that right. The Housing Authority must abide by the judgment of the hearing officer, even if it disagrees with that judgment unless the judgment itself is illegal. If the family loses the hearing, it can appeal the final judgment in court. In

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addition, families always have access to advisors, assistant managers, managers, assistant directors and the Section 8 Director as long as they follow the “chain-of-command” process.

WAITING LIST

- **What exactly is the proposed change to the waiting list – it is not clear in the Draft.**

The waiting list is being closed. The Board of Commissioners will re-open the waiting list at some time in the future. The Board may either open the waiting list for a limited period of time or have it open continuously until the Board determines it should be closed again.

HOMEOWNERSHIP – FSS

- **Section 8 Homeownership participants are not being provided assistance and counseling.**

Eligible participants for the Section 8 Homeownership program are required to take an educational workshop provided by a HUD-approved counseling agency. The counseling agency explains the procedure for purchasing a home, the different entities and people clients will have to interact with such as real estate agents, lenders, inspectors, escrow officers, etc. The counseling agency also reviews the clients’ credit report to ensure they are ready to continue with the process. If they are not, the counseling agency is there to assist the clients in cleaning up their credit. The counseling agencies will also inform clients on how to budget their money to ensure they will be able to afford and maintain the home after the close of escrow.

HACLA staff is also available to assist clients with questions they may have throughout the process and to refer them to the proper partnering agency to answer their questions, if necessary.

- **The Homeownership program discriminates against seniors and disabled. If it cannot be opened for all, it should be cancelled.**

The Homeownership program has different requirements for seniors and disabled individuals to allow them to participate in the program. For example:

- *Disabled individuals need to meet a lower minimum income requirement (For 2004, \$9480 per year instead of \$10,300)*
- *Disabled and Elderly households (as defined by HUD) can have the working requirement waived and do not have to be a participant of the Family Self-Sufficiency program.*
- *Disabled and Elderly households can count welfare assistance* (*amounts received by any adult in the household that will be on title) count towards meeting the minimum income; working families cannot count welfare assistance.*

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- *Elderly households still need to meet the \$10,300 minimum income.*
- **How can I buy a house with Section 8?**
HACLA may use Section 8 vouchers to help eligible households with their monthly homeownership expenses

If you're interested in purchasing a home using your Section 8 Voucher, please call our Homeownership staff to determine your eligibility and/or advise you of what you need to do to become eligible for the program.

Homeownership Staff:

<i>Lashonda McMillian, Eligibility Interviewer</i>	<i>(213) 252-3156</i>
<i>Virgia Lobster, Eligibility Interviewer</i>	<i>(213) 252-3155</i>
<i>Wendy Ortiz, Assistant Housing Manager</i>	<i>(213) 252-1298</i>
<i>Dawnette Gilkey-Francis, Special Programs Coordinator</i>	<i>(213) 252-5366</i>

CRIMINAL BACKGROUND CHECKS

- **Screening for criminal background should not be done on anyone looking for Section 8 housing.**
Congress requires that housing authorities perform a criminal background check for certain behavior - for instance, to determine whether any adult member of the family is required to register as a sex offender. In addition Congress requires that certain families be prevented from using the Section 8 program, either permanently (for sex offenders), or for certain periods of time (for drug and alcohol abuse).
- **There should not be criminal background checks because this is not an employment issue. Landlords across the country do not require this. HACLA should stick to housing, let law enforcement enforce the laws. There is an issue with confidentiality – is HACLA immune from law suits if they break confidentiality? If HACLA does this it should hire police officers to do this.**
Congress requires that housing authorities perform a criminal background check for certain behavior. Many landlords do perform criminal history checks because they do not want persons with a criminal background in their housing. The Housing Authority is required to maintain confidentiality by federal, state and local law as well as by the providers of criminal history information – such as local law enforcement agencies, the California Department of Justice and the F.B.I. The Housing Authority currently uses police officers to collect the information, but we have selected a few office managers familiar with Housing Authority rules to review the information and determine whether a person or family should be denied admission to Section 8. We have limited the number of managers who can review this information and once a decision has been made the information must be destroyed.
- **Think it is a good idea.**

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The Housing Authority agrees. We feel that it will benefit the Section 8 program to screen out families with a history of certain criminal behavior. Unless Congress or HUD prohibit it, we limit the amount of time such families are ineligible for the program so that if they reform they can receive the benefits of Section 8. We also allow exceptions for persons who, for example, have completed drug rehabilitation or alcohol rehabilitation programs if their crime was drug or alcohol related.

- **Would this be only for new families, or all families?**

All adult members of all new families must be screened. All new adults who will be added to the household must be screened, including live-in aides. The Housing Authority may screen a limited number of families already on the program if HUD requires us to screen some families who entered the program after the screening law came into effect but before the Housing Authority started its screening process.

- **Does this include children/minors?**

No. Law enforcement agencies cannot provide information on crimes committed by minors.

CREDIT CHECKS

- **You can't do that– it is illegal.**

Congress has required HUD to ensure that families are reporting income properly because many families do not. HUD strongly recommends that we perform credit checks to determine whether families are correctly reporting their income to us. Families have nothing to fear about getting a credit check if they are reporting income properly. In fact many families will be well served to know what their credit rating is and what the report shows. This is especially true for families that have a difficult time locating a unit because of problem credit and families who are on the FSS program and want to use escrow funds to purchase a house.

- **It hurts our credit scores more when there are too many inquiries.**

The Housing Authority will only be making one inquiry a year. That will not be enough to disturb a credit rating. The law on credit checks should change by the end of the year so that all families can get a free copy of their credit reports. We are considering asking families to take advantage of this and then provide us with a copy. That way there would be no “additional” request for a credit history.

- **There is no need for this – it will create abusive and unnecessary credit inquiries by the HACLA.**

HUD strongly recommends that we perform the credit checks. The Federal Government has determined that HUD overpays many millions of dollars each year due to fraudulent or inaccurate income reporting by assisted families. HUD does not feel that such inquiries are unnecessary and certainly not abusive. They are being conducted to root out abuse by families participating in the program.

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- **The owners and management companies already do credit checks. Rather than running an additional credit check, the HACLA should ask the owner/management company for a copy.**

Owners and landlords must comply with confidentiality requirements and cannot legally share information they have obtained with the Housing Authority.

- **Need for credit checks does not support the need to know how much income the family receives.**

HUD pays landlords a housing assistance payment on behalf of the family that is based on the family's reported income. Thus the family's correct reporting of income is essential to a well run and cost efficient program. Families who are correctly reporting their income have nothing to fear from a credit check. Indeed, it may help the family to have a copy of a credit check for its own records. Families who do not report income properly are committing fraud and HUD is overpaying the landlord because of it.

- **When would this start – is it only for new families or all families?**

The credit reports may be performed on both new families and participant families.

- **What type of stuff is the HACLA is looking for? Do they care about the actual score?**

The Housing Authority does not care about the score. The score is important to the family and to businesses that the family may deal with. A low score means that the family will have difficulty in getting credit for purchases, loans and so on. Often landlords will not rent to families with a poor credit history, even if the family is participating in Section 8.

The Housing Authority will review the family's credit history to see if there is reason to believe that the family is not reporting income to the Housing Authority. For example, if a family is reporting only \$600.00 a month as income to the Housing Authority but is making monthly car payments of \$495.00 and \$350.00 per month on a personal loan, we would have a good indication that their in unreported income and it should be investigated. This family could not only lose its Section 8, it could also be required to repay the Authority for all the rent we paid to the owner and the head of the family could also face a jail sentence for defrauding the government.

SECTION 8 FUNDING

- **Why is the funding for Section 8 being cut?**

Congress is concerned that Section 8 costs are rising too quickly – faster than inflation. Congress required that funding for this fiscal year meet certain requirements that had not been imposed earlier. HUD has implemented the 2004 budget as approved by Congress and the Housing Authority must cut its costs (mainly the amount of rent it pays to owners) to meet these requirements.

- **What can we do about this?**

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You can write to your congresspersons with regard to the current situation.

The address for Senator Boxer is:

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

The address for Senator Feinstein is:

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

The address for your local congressperson is available in the Government section (blue pages) of the White Pages telephone book. You may also reach elected officials by the internet. Email address for congressional representatives can be found at www.house.gov and www.senate.gov

MOVING AND PORTABILITY

- **I thought that we can't move?**

Families can get a voucher to move by asking their advisor. There may be a waiting period. The family must be in good standing and must have resided in its current unit for at least one year – the term of the lease.

- **What other housing authorities can we move to?**

You can move to any housing authority in the United States that has a Section 8 program. You can get a list of housing authorities in the Southern California area through our outgoing portability unit.

- **If there Section 8 everywhere?**

Most areas of the United States will have Section 8 available. Sometimes it is provided by the state, sometimes by the county, sometimes by the city.

- **So how is this different?**

The only change proposed for portability is to limit the term of the voucher to a maximum of 120 days. That is the same period non-porting families will receive. If the family locates a unit within the first 60 days of the voucher, the family will get a 60 day extension. If the family locates a unit within the second 60 days, the family gets whatever time remains on the 120 day maximum term of the voucher.

RENT INCREASES

- **How is this different?**

The Los Angeles Housing Department had created a special class of rental units for Section 8 landlords whose units are covered by the City's Rent Stabilization Ordinance (rent control). That special class allowed the Housing Authority to make exceptions in the annual rent increase. We could allow more than the normal 3 percent annual rent increase as long as the family would not have to pay more than 30 percent of its adjusted monthly income toward gross rent (rent to the landlord plus the family's utility allowance). The Housing Authority will no longer grant such

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exceptions. Landlords under rent control will be limited to the normal 3 percent increase (plus one percent if the landlord pays for electricity and one per cent if he/she pays for gas in the unit).

- **Is this for all units or just those covered by rent control?**

The special class applies only to rent controlled units. Other owners can raise their rents without restriction, but the Housing Authority will not approve a rent increase unless the rent is reasonable - comparable to similar units in the area.

- **How can I tell if my unit is covered by rent control?**

In general, units that were completed (having a certificate of occupancy) after May 1, 1978 that are apartments, condominiums, town homes, duplexes, two or more units on the same lot, mobile homes and mobile home pads are covered. Single family residences, government-owned units, some luxury units, and some units operated by non profit organizations are exempt. For additional information you can call the Los Angeles Housing Department Hotline at (213) 808-8888 or (866) 577-RENT outside the 213 area.

- **Won't this make landlords less willing to rent to Section 8?**

Not necessarily. The special class was created for owners who had rented units under Section 8 for less than what the market would bear when rents were increasing rapidly. It allowed owners to catch up on rent increases and inflation. Owners who are newly renting to Section 8 would have to follow the rent control ordinance even if they were renting to unassisted families.

- **What would a landlord have to have done to get the bigger rent increase? My landlord increased my rent more than 3% and he didn't do anything to the property.**

The landlord was not required to do anything. The Housing Authority performed a rent reasonableness test to make sure that the owner's new asking rent was appropriate for that unit.

HACLA

- **Does the HACLA have other types of affordable housing available, how do we find out about it and apply?**

In addition to section 8 programs, shelter plus care and housing opportunities for persons with aids (HOPWA), the Housing Authority operates public conventional housing and senior housing sites in more than 60 locations in Los Angeles. There are 17 major conventional public housing sites, 18 senior housing sites and other scattered sites. For information you can locate us on the internet at www.hacla.org and you can apply on line. You can also call our conventional application center at (213) 353-1000, TDD (323) 234-4453 or visit any of the large conventional sites listed on our web page.

- **Why have there been a lot of changes at the HACLA with personnel?**

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We have been trying to align our staff to meet your needs. Since we are not processing new applicants, we have moved some employees to other tasks. We are also moving toward a function-oriented program rather than a “caseload” oriented program. In a function oriented program, certain staff specialize in certain functions – for instance doing annual reexaminations – rather than having one caseload person responsible for all the various functions required to keep the program operating.

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- **I would like some more information about the Capital Fund. I go to all the meetings, but would like to be more clear.**

Every year housing authorities are allotted funds to address capital improvements at their properties. The funding is based upon Congressional allocations and a HUD formula. The funding allocated is never enough to address all needs. For 2004, the HACLA will be receiving \$19 million to address the estimated \$597 million in capital needs.

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

Often, the HACLA has to re-prioritize the jobs to address emergencies. This is one reason why jobs identified to be completed in a particular year may have to be postponed for a year.

- **Please take the sand out of the play areas and put in rubber mats (2 comments received on this from representative of different development).**

As mentioned in the comments under the Capital Funds section, the Housing Authority is taking measures to remove the sand from the play areas and replace it with rubberized flooring. Because rubberized flooring is costly, this will be phased in. For those playgrounds that are not getting rubberized flooring, the sand in the remaining play areas will be replaced with fresh sand.

- **I am wondering about the rent increase, how does it work? The first year the rent increased \$3, this year it increased over \$200. Why.**

Without knowing more about your specific situation it is hard to say exactly why your rent increased to the amount it did. Rent is based upon the income of the family. Unless a family is mixed (has some members who have legal immigration status, and other who do not), families would not pay more than 30% of their adjusted income towards rent. Mixed families had to begin paying more towards their rent as of August 1, 2004.

Landlords of units that are covered by the City's Rent Stabilization Ordinance (RSO) are limited to a 3% increase in the rent they can charge tenants. Units not covered by the RSO do not have this restriction. Any rent charged by a Section 8 owner must be comparable to other rents in the area. To find out more about your rent is calculated you need to contract your Section 8 Advisor.

- **Who do you contact for the homeownership program?**

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Contact for the Section 8 Homeownership program are listed below:

Lashonda McMillian, Eligibility Interviewer (213) 252-3156
Virgia Lobster, Eligibility Interviewer (213) 252-3155
Wendy Ortiz, Assistant Housing Manager (213) 252-1298
Dawnette Gilkey-Francis, Special Programs Coordinator (213) 252-5366

- **Is it possible that the MOA with LAPD can be changed a little? I would like to see that evictions are investigated well, because some are done unfairly.**
Evictions conducted for criminal offences have documentation provide by the LAPD as backup. The MOA provides for sharing of information between the HACLA and LAPD for the purposes of improving the safety and living conditions of all residents.
- **We have standing water in one part of our developments. It smells bad. We would like it cleaned up.**
The Housing Authority is aware of the problem of standing water at many of the developments and has purchased a truck with a vacuum feature that can suck up the standing water.
- **I had enrolled in the Family Self-Sufficiency Program two or three years ago. I have not been receiving information for the past two years.**
If you have enrolled in the FSS program and have not received any information, please contact the FSS program at (213) 252-5366 or (213) 252-2565.
- **You should ask people when they move in if they are handicapped so that if they are handicapped and can't use a tub, you can put them in unit with a shower.**
In the packets provided to applicants and residents for annual reviews, there is information and forms relating to handicap accessibility and reasonable accommodation needs. If a family has needs that related to handicap accessibility, they need to provide the HACLA that information so they could be assigned to appropriate units.

The resident who asked this question had not made his accommodation needs know prior to the public hearing. Since that time, the need has been confirmed and he has been relocated to a unit that can accommodate his disability.
- **Many of our seniors in the building (Independent Square) are getting attacked on the bus. We need better security for them. There is also a lot of criminal activity in the building across the street.**
The Housing Authority has been meeting with the Metropolitan Transportation Authority (MTA) and the local City Council office to address this problem. Both MTA and the City Council office are aware of the need to improve safety at this bus stop as well as on the bus. Addressing this issue will be on-going. To help monitor the

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bus stop, the Housing Authority will be repositioning one of exterior cameras on the building to monitor activity at the bus stop.

In regards to the property across the street. The HACLA has been meeting with the management of that property to see how problems can be alleviated.

MEMBERSHIP OF RESIDENT ADVISORY BOARD

For the development of the 2005 Agency Plan, two Resident Advisory Boards were created, one for public housing residents and another for Section 8 participants.

The Section 8 Resident Advisory Board (RAB) is made up of participants in the Section 8 program who have volunteered to serve on the Joint Advisory for Neighborhood Empowerment (JANE) committee. Due to the geographic size of the area served by the Housing Authority's Section 8 programs, regional meetings are the most effective means to provide RAB members the opportunity to learn about the Agency and Administrative Plans, the role of the RAB, and to give input into how the HACLA administers the program and opinions on potential significant changes. Due to privacy issues, the actual names of the Section 8 RAB members will not be listed here.

The duly elected Resident Advisory Councils or Resident Management Corporations selected representatives from the family sites for each development. These resident leaders act as the RAB for the public housing program. The following organizations were invited to participate on the Resident Advisory Board:

- Avalon Gardens Resident Advisory Council
- Estrada Courts Resident Management Corporation
- Hacienda Village Resident Management Corporation
- Imperial Courts Resident Advisory Council
- Independent Square, Resident Advisory Council
- Jordan Downs Resident Management Corporation
- Mar Vista Gardens Resident Management Corporation
- Nickerson Gardens Resident Management Corporation
- Pico Gardens-Aliso Extension Resident Advisory Council
- Pueblo Del Rio Resident Management Corporation
- Ramona Gardens Resident Advisory Council
- Rancho San Pedro Resident Advisory Council
- Rose Hill Courts Resident Advisory Council
- San Fernando Gardens Resident Advisory Council
- William Mead Homes Resident Advisory Council

In addition, the HACLA held meetings at each site prior to provide residents the opportunity to learn about the Agency Plan and to give input on its contents.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

RESIDENT MEMBERSHIP ON THE PHA GOVERNING BOARD

- The Board of Commissioners for the Housing Authority of the City of Los Angeles consists of seven members, two of which are required to be current residents. Of the two resident commissioners, one must be over 62 years of age.
- Resident commissioners are appointed for a term of no more than two years and there is no limit to the number of terms that a resident may be appointed.
- Resident commissioners are appointed by the Mayor of the City of Los Angeles, subject to confirmation by the City Council of the City of Los Angeles.
- Recommendations for appointments are provided to the Mayor's Office by HACLA staff, City Councilpersons, and other sources.
- The resident commissioners are as follows:
 - Maria Del Angel, Estrada Courts
 - Lovie Jackson, Independent Square

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

PROGRESS IN MEETING THE 5-YEAR PLAN MISSIONS AND GOALS

Strategic Goal: Increase the availability of decent, safe, and affordable housing

- **Goal 1: Expand the supply of assisted housing**

HACLA Actions

- The Housing Authority has applied for and received additional vouchers, such as the Fair Share program.
- The Housing Authority has applied for and received Hope VI funds to rebuild Aliso Village and hopes to expand the use of such funds to rebuild Dana Strand Village and other developments.
- The Housing Authority has been able to leverage private funding using Hope VI funds.
- The Housing Authority has created an Asset Development department which is developing a business plan to be used to increase the supply of decent, safe, and sanitary housing with deep targeting for low income residents.

- **Goal 2: Improve the quality of assisted housing.**

HACLA Actions

- The Housing Authority is identifying and implementing systems that will prepare it for the upcoming PHAS process including physical inspections and the customer satisfaction survey.
- The Housing Authority continues to utilize capital funds to conduct modernization work on developments.
- The Housing Authority is in the process of identifying systems to address and improve existing Section 8 delivery systems in order to achieve a SEMAP score of 90%.
- The Housing Authority continues to reorganize its departments and work to more effectively and efficiently utilize capital funds to improve the quality of housing units and the appearance of the developments.

- **Goal 3: Increase assisted housing choices.**

HACLA Actions

- The Housing Authority continues to study the feasibility of adjustments to voucher standards, homeownership programs, site-based waiting lists, and conversion to vouchers in effort to maximize its housing stock and to improve the supply of low-income units to residents.

Strategic Goal: Improve community quality of life and economic vitality

- **Goal 1: Provide an improved living environment**

HACLA Action

- The Housing Authority regularly monitors the income level of each development.
- The Housing Authority has been fully engaged in providing job training and other support services to improve the income of residents from within the public housing communities.
- The Housing Authority continues to demonstrate a commitment to find a proper income mix through providing programs to residents, such as Jobs Plus and welfare-to-Work.
- The Housing Authority is assessing community design improvements through targeted interventions at certain sites and identifying alternative approaches to public safety.

Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- **Goal 1: Promote self-sufficiency and asset development of assisted households.**

HACLA Action

- Through the work of the Resident Relations Department, the Housing Authority continues to provide residents with a variety of programs and support services to promote self-sufficiency. Programs and services offered to residents include: job readiness; job training, GED completion, computer literacy, family counseling, after-school programs, and health services.
- The Housing Authority will continue to expand such services pending the availability of financial resources and physical space.
- The Housing Authority was the first public housing authority to be awarded a Welfare-to-Work grant from the U.S. Department of Labor.
- The Housing Authority continues to operate a Family Self-Sufficiency Program for Section 8 participants.

Strategic Goal: Ensure equal opportunity in housing for all Americans

- **Goal 1: Ensure equal opportunity and affirmatively further fair housing.**

HACLA Action

- The Housing Authority continues to take seriously the issue of fair housing in its administration of all housing programs.
- The Housing Authority is subject to the monitoring of an independent public accountant to insure that fair housing efforts continue to be implemented.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

HOMEOWNERSHIP CAPACITY STATEMENT

In accordance with 24 CFR 982.625, "Homeownership Option: General", the Housing Authority requires that financing for purchase of a home under its Section 8 homeownership program either be FHA-insured or comply with secondary mortgage market underwriting requirements or comply with generally accepted private sector underwriting standards. [Section 8 Administrative Plan, Section 20.3.1, *Financing for Purchase*]

The Housing Authority has a proven capacity to administer homeownership programs for low-income families. The Housing Authority has assisted 183 public housing residents and Section 8 participants in achieving homeownership.

With counseling and assistance provided by the Housing Authority, 83 families from Aliso Village utilized Hope VI relocation funds along with personal savings to purchase a first home. At Dana Strand, 35 families used relocation funds to purchase their first home. At William Mead (Jobs-Plus), 3 families have purchased homes with the education provided under the HUD-Resident Occupancy Support Services (ROSS), Homeownership Supportive Services (HSS) program.

The Housing Authority has been successful in assisting participants of the Section 8 Family Self-Sufficiency program in achieving homeownership. Of the 193 graduates, 39 have utilized their individual escrow accounts to cover the down payment of their own home. Three hundred and forty-nine current Family Self-Sufficiency participants have escrow accounts between \$1,000 and \$5,000. One hundred thirty-four have escrow accounts between \$5,000 and \$10,000. One hundred nine have escrow accounts over \$10,000.

Additionally, the Section 8 Homeownership Program has been successful in assisting clients from the Housing Choice Voucher Program reach the dream of homeownership as well. To date, 32 Section 8 families (excluding FSS with escrow accounts) are currently receiving homeownership assistance under the Section 8 Homeownership option.

In each type of homeownership program, residents are responsible for providing a portion of the down payment either through individual savings or through participation in an escrow account.

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

Significant Changes to the Agency Plan

As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define what is a substantial change to the Agency Plan. If a proposed change to the Agency Plan is considered a substantial change it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed, and approval by the Housing Authority Board of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be:

- Changes to tenant/resident admissions policies;
- Changes to the Section 8 termination policy;
- Changes to the tenant/resident screening policy;
- Changes to public housing rent policies;
- Changes to the organization of the waiting list;
- Change in the use of replacement reserve funds under the Capital Fund;
- Change in regard to demolition, disposition, designation, or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Intention to Project Base Vouchers Statement

The Housing Authority, subject to approval by its Board of Commissioners, will project base up to 2,500 tenant-based vouchers over the next five years.

The location of project based assistance will be consistent with the goals of deconcentrating poverty and expanding housing and economic opportunities in accordance with HUD regulations and HUD guidance.

Project-basing is consistent with the Housing Authority's Agency Plan and its stated goals to increase the availability of decent, safe and affordable housing, to increase housing choices, and to improve community quality of life and economic vitality, and is also consistent with the Housing Authority's strategies for addressing needs. Project basing is being pursued to augment the utilization of vouchers in the current Los Angeles housing market which has been characterized by low vacancy rates, a history of spiking rents, the reluctance of owners to participate in the tenant-based Housing Choice Voucher Program, and the lack of production of affordable housing units.

The Housing Authority reserves the right to request HUD waivers of project basing requirements as may be needed to increase the availability of decent, safe and affordable housing and to expand housing and economic opportunities within its jurisdiction.

In addition, subject to obtaining a HUD waiver of competitive selection of owner proposals (24 CFR 983.51) and subject to the approval of its Board of Commissioners and its waiver of Section 17.2, *Method of Selecting Owners*, of its Section 8 Administrative Plan, the HACLA may waive its normal Request for Proposals procedure and offer project based assistance to entities that have successfully competed for funding under the State of California's Multifamily Housing Program (Proposition 46 bond funds) or for funding provided through the City of Los Angeles Affordable Housing Trust Fund.

To further the strategies of the City of Los Angeles Consolidated Plan, the HACLA will seek any HUD waivers that may be required during any acquisition, construction or rehabilitation process to enable it to seek, acquire and select for project based assistance other units and buildings located in low poverty census tracts or in established Federal Empowerment, Enterprise or Renewal Community zones, Brownfield Renewal zones, California Enterprise zones, City of Los Angeles Community Redevelopment or Revitalization Areas and Earthquake Disaster Assistance Projects, or in other areas described in other affordable or low income housing initiatives. If not considered existing units, the HACLA will comply with HUD regulations concerning new construction or rehabilitation of the units.

In furtherance of Federal, State and local homeless initiatives, the HACLA may target one or more competitive rounds of offers of project based assistance to non-profit, community based, and other organizations with the intention of substituting in the future other forms of housing assistance (such as Shelter Plus Care grants under the project, sponsor or moderate rehabilitation components) as may be awarded to such organizations on the basis of an additional HUD or PHA competitive process for the same properties.