

**Housing Authority of the City of Los Angeles**  
**Year 2006 Agency Plan**

**FINAL VERSION**

- **Five-Year Plan - Fiscal Years 2005 - 2009**
- **Annual Plan - Fiscal Year 2006**

**October 6, 2005**

## PHA Plan Agency Identification

**PHA Name: Housing Authority of the City of Los Angeles**

**PHA Number: CA004**

**PHA Fiscal Year Beginning: January 1, 2006**

### 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 – 3<sup>rd</sup> 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/](http://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, 3<sup>rd</sup> floor
- HACLA Development Management Offices
- Other

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[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 2006

[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)]

## Table of Contents

### Annual Plan

i. Executive Summary	
ii. Table of Contents	<b><u>Page #</u></b>
1. Housing Needs	<b>12</b>
2. Financial Resources	<b>18</b>
3. Policies on Eligibility, Selection and Admissions	<b>19</b>
4. Rent Determination Policies	<b>28</b>
5. Operations and Management Policies	<b>32</b>
6. Grievance Procedures	<b>32</b>
7. Capital Improvement Needs	<b>32</b>
8. Demolition and Disposition	<b>36</b>
9. Designation of Housing	<b>39</b>
10. Conversions of Public Housing	<b>39</b>
11. Homeownership	<b>40</b>
12. Community Service Programs	<b>40</b>
13. Crime and Safety	<b>40</b>
14. Pets	<b>43</b>
15. Civil Rights Certifications (w/ PHA Plan Certifications)	<b>43</b>
16. Audit	<b>43</b>
17. Asset Management	<b>43</b>
18. Other/Resident Advisory Board Recommendations	<b>44</b>
19. Consistency with Consolidated Plan	<b>45</b>
20. Other HUD Required Attachments and Grant Certifications	<b>46</b>

### Attachments

#### Required Attachments:

- Admissions Policy for De-concentration
- FY 2006 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 2006 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

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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
N/A	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 2006 Agency Plan can be viewed at the Housing Authority's Central offices located at:

**2600 Wilshire Blvd. 3<sup>rd</sup> 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**

<b>Housing Needs of Families on the Waiting List</b> Public Housing and Property Management			
<b>Waiting list type:</b>			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> <b>Public Housing</b>			
<input type="checkbox"/> Combined Section 8 and Public Housing			
	<b># Families</b>	<b>% of Total Families</b>	<b>Annual Turnover</b>
<b>Waiting List Totals</b>	<b>23,250</b>	<b>87.27%</b>	<b>554</b>
<b>Extremely low income (&lt;=30% AMI)</b>	<b>20,291</b>	<b>87.27%</b>	
<b>Very low income (&gt;30% but &lt;=50% AMI)</b>	<b>2,652</b>	<b>11.41%</b>	
<b>Low income (&gt;50% but &lt;80% AMI)</b>	<b>278</b>	<b>1.20%</b>	
<b>Families with children</b>	<b>11,555</b>	<b>49.70%</b>	
<b>Elderly families</b>	<b>4,482</b>	<b>19.28%</b>	
<b>Families with Disabilities</b>	<b>5,723</b>	<b>24.62%</b>	
<b>Hispanic</b>	<b>12,710</b>	<b>54.67%</b>	
<b>African American</b>	<b>8,327</b>	<b>35.82%</b>	
<b>White</b>	<b>555</b>	<b>2.39%</b>	
<b>Asian</b>	<b>1,544</b>	<b>6.64%</b>	
<b>Bedroom Size Characteristics</b>	<b># Families</b>	<b>% of Total Families</b>	<b>Annual Turnover</b>
<b>1 BR (inc 0 bedroom)</b>	<b>10,594</b>	<b>45.57%</b>	<b>133</b>
<b>2 BR</b>	<b>3,517</b>	<b>15.13%</b>	<b>327</b>
<b>3 BR</b>	<b>7,607</b>	<b>32.72%</b>	<b>69</b>
<b>4 BR</b>	<b>1,521</b>	<b>6.54%</b>	<b>21</b>
<b>5 BR</b>	<b>9</b>	<b>0.04%</b>	<b>4</b>
<b>5+ BR</b>	<b>2</b>	<b>0%</b>	<b>N/A</b>
Is the waiting list closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
➤ How long has it been closed <b>N/A</b>			
➤ Does the PHA expect to reopen the list in the PHA Plan year? Yes <input type="checkbox"/> No <input type="checkbox"/> <b>N/A</b> <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 <b>N/A</b> <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
<b>Waiting List Totals</b>	<b>93,323</b>		<b>3,719</b>
<b>Extremely low income &lt;=30% AMI</b>	<b>66,259</b>	<b>71%</b>	
<b>Very low income (&gt;30% but &lt;=50% AMI)</b>	<b>18,665</b>	<b>20%</b>	
<b>Low income (&gt;50% but &lt;80% AMI)</b>	<b>8,399</b>	<b>9%</b>	
<b>Families with children</b>	<b>44,609</b>	<b>48%</b>	
<b>Elderly families</b>	<b>24,077</b>	<b>26%</b>	
<b>Families with Disabilities</b>	<b>24,637</b>	<b>26%</b>	
<b>Bedroom Size Characteristics</b>	<b># Families</b>	<b>% of Total Families</b>	
<b>1 BR</b>	<b>36,396</b>	<b>39%</b>	
<b>2 BR</b>	<b>31,982</b>	<b>41%</b>	
<b>3 BR</b>	<b>15,982</b>	<b>17%</b>	
<b>4 BR</b>	<b>2,799</b>	<b>3%</b>	
<b>5 BR</b>	<b>187</b>	<b>.20%</b>	
<b>5+ BR</b>	<b>1</b>	<b>0</b>	

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)]

<b>Financial Resources</b>		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	<b>18,825,000</b>	
b) Public Housing Capital Fund	<b>17,500,000</b>	
c) HOPE VI Demolition & Revitalization		
d) Annual Contributions for Section 8 Tenant-Based Assistance	<b>430,000,000</b>	
e) Public Housing Drug Elimination Program (including any Technical Assistance funds)	<b>N/A</b>	
f) Resident Opportunity and Self-Sufficiency Grants	<b>1,250,000</b>	<b>Jobs Plus / Senior Citizen Assistants (RSDM)</b>
g) Community Development Block Grant	<b>850,000</b>	<b>Community Service Center</b>
h) HOME		
<b>Other Federal Grants</b>		
a) Safe Neighborhoods & COPS		
<b>2. Prior Year Federal Grants (unobligated funds only)</b>		
a) Prior Year Capital Fund Receipts	<b>15,000,000</b>	
b) Prior Year Drug Elimination	<b>N/A</b>	
<b>3. Public Housing Dwelling Rental Income</b>		
	<b>25,850,000</b>	<b>Operations</b>
<b>4. Other Income/Resources</b>		
a) Investment Income	<b>1,140,000</b>	<b>Operations</b>
b) Section 8 Admin Retained Earnings		
c) Public Housing Retained Earnings	<b>3,814,000</b>	<b>Operations</b>
d) Section 8 Welfare to Work Admin Fees		
<b>4. Non-Federal Sources</b>		
<b>Total Resources</b>	<b>514,229,000</b>	

### **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.

##### **(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 was redeveloped using Low Income Housing Tax Credits and is operated by a private management company. 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](http://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 co-head 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 co-head, 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 (priority within a preference)**
- 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)
- NA 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 (priority within preference)**

**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 sites 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:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
111 <sup>th</sup> 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"> <li>• 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.</li> <li>• The HACLA already offers families a wide array of social and economic development services for the purpose of improving resident's self-sufficiency.</li> <li>• Of the sites listed, 14 are below the 85% of the HACLA average threshold (mainly scattered sites - where the change of one family's income level can skew the average for that site). Twenty sites (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.</li> <li>• No additional deconcentration efforts are needed.</li> </ul>	
105 <sup>th</sup> ST – 354	2		
41 <sup>st</sup> PLACE – 1613 E	2		
48 <sup>th</sup> - 1059 E	3		
NICKERSON GARDENS	1057		
43 <sup>RD</sup> ST – 685 E	3		
NAOMI ST – 3206	3		
87 <sup>TH</sup> PL – 216 E	2		
IMPERIAL COURTS	490		
43 <sup>RD</sup> ST – 1565 E	3		
54 <sup>TH</sup> ST – 145 E	3		
LEMP - 6615	4		
ADAMS – 1158 E	3		
91 <sup>ST</sup> – 210 W	3		
RAMONA GARDENS	494		
MAR VISTA GARDENS	596		
RIDGLEY – 2326	15		
SAN FERNANDO GARDENS	448		
SIMPSON – 6923	3		
PENFIELD – 8325	5		
57 <sup>TH</sup> ST – 1330 W.	3		
VAN OWEN/MORELLA	14		
CALVERT	4		
HONDURAS– 4331	3		
CRENSHAW	3		
OPP ST	9		
107 <sup>TH</sup> ST – 339	2		
HART – 11737	3		
57 <sup>TH</sup> ST – 1539 E	3		
94 <sup>TH</sup> ST – 1100 E	2		
TULAROSA DR – 744 N	7		
KLUMP - 5737	3		
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 is currently closed and not anticipated to reopen in 2006***

**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 **via the HACLA website ([www.hacla.org](http://www.hacla.org)) information is available on the “boutique” Section 8 programs, including, but not limited to HOPWA, Shelter Plus Care, and SRO Moderate Rehab.**

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**

- **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)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other: **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):  
**Through a survey of the private rental market by an outside vendor.**

**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)

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: **Budgetary constraints**

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 :

**(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 – ca004c04**
- **Attachment 7-2 / File Names ca004d01 – ca004j04**
- **Attachment 7-3 / File Names ca004k01 – ca004u04**

**(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 2006 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-401 Ramona Gardens (phased)	Cal 410 Gonzaque Village
Cal-406 William Mead	Cal 413 Nickerson Gardens (phased)
Cal-408 Rose Hill Courts	Cal 416 Jordan Downs
Cal-409 Avalon Gardens	Cal 419 Imperial Courts
	Cal 421 Mar Vista Gardens

- Additional sites will likely be added to the above list, subject to on-going physical needs assessment and strategic planning process. And strategic planning process. Any large public housing development may be a candidate for revitalization.
- In 2006 the Housing Authority will continue 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**
- **Estrada Courts, Pueblo Del Rio or San Fernando Gardens leveraged mixed financing for acceleration of comprehensive modernization.**

- The Housing Authority has begun 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 Strand 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 had 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 is being revised and replaced with an alternative RHF plan for the construction of up to 20 senior units at 5616-5632 Fountain Avenue in Hollywood. 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, 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 will review and upon acceptance of said RHF Plan the HUD local office will establish obligation and expenditure deadline dates in the Line of Credit Control System.
- The Authority has also submitted to HUD a modified RHF Plan for the second five-year increment of funding for RHF grants received to date. The modified plan calls for the use of \$ 2,987,723 of RHF funds received to date along with additional leveraged funds for the acquisition of existing housing units for use as public housing. Under this modified plan, the Authority will use \$2,987,723 of Second Five-Year Increment RHF funds on hand to purchase (with or without rehabilitation) 16 units of existing housing along with committing approximately \$985,949 in additional leveraged funds to purchase an additional five units of housing for a total of 21 units of new public housing units.

- 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 \$584 million over the next 20 years, each year the Housing Authority must prioritize outstanding needs with the limited insufficient funds provided provided by HUD. 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.
- For HACLA fiscal year 2006, \$2.2 million will be set aside for debt servicing. Depending on loan terms and market conditions, this could generate up to \$30 million in bond proceeds. HACLA is assessing all feasible financing options that, when combined with the bond proceeds, could result in significant improvements to public housing. Such options may include the utilization of low-income housing tax credits. The combined financing approach may necessitate the disposition of assets to a separate legal entity that may be controlled by HACLA and functions in a manner consistent with HACLA mission of enhancing the quality of life. The funds generated by the combined financing approach may be used for significant capital improvements at the following public housing developments:

CAL- 401	Ramona Gardens	CAL- 408	Rose Hill Courts
CAL- 403	Pueblo Del Rio	CAL- 413	Nickerson Gardens
CAL- 404/417	Rancho San Pedro	CAL-416	Jordan Downs
CAL- 407	Estrada Courts	CAL-421	Mar Vista Gardens
CAL-406	William Mead Homes	CAL- 419	Imperial Courts

The above listing is a tentative list and will be finalized after consultation with all stakeholders, including resident groups.

## **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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Pico-Aliso (Pico- Las Casitas)</b>
1b. Development (project) number: <b>CA16-P004-002 (and 014)</b>
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/ <b>planned for submission: (06/30/01)</b>
5. Number of units affected: <b>577</b>
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: <b>05/01/95</b> b. Actual end date of activity: <b>3/3/03</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Pueblo Del Sol (Aliso Village)</b> 1b. Development (project) number: <b>CA16-P004-005</b>
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 <b>approved/submitted/planned</b> for submission: <b>2/24/99 - Demolition approved</b> <b>10/16/01 - Disposition approved</b>
5. Number of units affected: <b>685</b>
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. <b>Actual</b> or projected start date of activity: <b>02/15/99</b> b. <b>Actual</b> end date of activity: <b>12/30/00</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Dana Strand Village</b> 1b. Development (project) number: <b>CA16-P004-024</b>
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 <b>approved/submitted/planned</b> for submission: <b>3/12/02 – Demolition approved</b> <b>7/07/03 – Disposition approved</b>
5. Number of units affected: <b>384</b>
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: <b>03/29/02</b> b. Actual end date of activity: <b>12/18/03</b>

**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 had 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 2007 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 Section 8 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 Courts
- San Fernando Gardens
- Ramona Gardens
- William Mead Homes
- Rose Hill Courts
- Mar Vista Gardens

**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
- Gonzaque Village

**Impacted**

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

**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 have entered into a Memorandum of Agreement (MOA) concerning the level of services that will be provided to HACLA. Through the use of PILOT fees, the HACLA will 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 stray 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 (non-exotic) 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 ca004ac01**

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 RAC and RMC 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 began the 45-day formal public comment period.**

**Members of the Section 8 and Public Housing Resident Advisory Boards received copies of the Draft Agency Plan, both in English and Spanish. Additional copies of the Draft were 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 2006 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)

**The Certificate of Consistency with the Consolidated Plan will be submitted to HUD in the final version of the Plan. 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 ca004w01**
  - B. Resident Membership on the PHA Governing Board
    - **Attachment 18-4 / File Name ca004x01**
  - C. Progress in Meeting the 5-Year Plan Missions and Goals
    - **Attachment 18-5 / File Name ca004y01**
  - D. Section 8 Homeownership Capacity Statement
    - **Attachment 18-6 / File Name ca004z01**
2. Definition of Substantial Deviation from Agency Plan
  - **Attachment 18-7 / File Name ca004aa01**
3. Intention to Project Base Section 8 Vouchers Statement
  - **Attachment 18-8 / File Name ca004ab01**
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:

<b>Attachment Hard Copy #</b>	<b>Contents</b>	<b>Electronic File Name</b>
<b>3-1</b>	Admission Policy for Deconcentration	ca004a01
<b>7-1</b>	Capital Fund Program 2006 Annual Statement and Five Year Plan	ca004b01 – ca004c01
<b>7-2</b>	Capital Fund Program Performance/Evaluation Reports 2000 - 2005	ca004d01 – ca004j01
<b>7-3</b>	Capital Fund Program Replacement Housing Factor	ca004k01– ca004u01
<b>18-1</b>	Response to Comments	ca004ac01
<b>18-2</b>	Certificate of Consistency with the Consolidated Plan	Hard Copy Only
<b>18-3</b>	Membership on the Resident Advisory Board	ca004w01
<b>18-4</b>	Resident Membership on the PHA Governing Board	ca004x01
<b>18-5</b>	Progress in Meeting the 5-Year Plan Missions and Goals	ca004y01
<b>18-6</b>	Section 8 Homeownership Capacity Statement	ca004z01
<b>18-7</b>	Significant Changes to the Agency Plan	ca004aa01
<b>18-8</b>	Intention to Project Base Vouchers Statement	ca004ab01
<b>18-9</b>	PHAS Resident Survey Follow-Up	Hard Copy Only
<b>18-10</b>	PHA Plan Certification of Compliance with PHA Plans and Related Regulations	Hard Copy Only
<b>18-11</b>	Certification of Drug Free Workplace	Hard Copy Only
<b>18-12</b>	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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>CA16P004501-06</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2006
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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	1,750,000	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	1,750,000	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	720,000	0	0	0
10	1460 Dwelling Structures	8,510,000	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable		0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	320,000	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	450,000	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization Expenses or Debt Service	2,200,000	0		
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2-20)	<b><u>17,500,000</u></b>	<u>0</u>	<u>0</u>	<u>0</u>
22	Amount of line 21 Related to LBP Activities	475,000	0	0	0
23	Amount of line 21 Related to Sect. 504 compliance	1,100,000	0	0	0
24	Amount of line 21 Related to Security –Soft Costs	590,000	0	0	0
25	Amount of Line 21 related to Security-- Hard Costs	158,402	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	375,000	0	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. : <b>CA16P004501-06</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2006</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL 4-22</b>	<b>Comprehensive Modernization</b>	1460	72 units	<b>5,760,000</b>				Work will be done by the Authority's Force Account Construction entity.
<b>San Fernando Gardens</b>	Site Work	1450		<b>720,000</b>				
	<b>Authority Wide Administrative Costs</b>	1410		<b>1,085,000</b>				
	A. Administrative Salaries Technical Services Director Asst. Director Const. Asst. Director Design/Facilities Supervisory Construction Mgr (2) Project Manager (9) Environmental Coordinator Environmental Manager Admin. Analyst (3) Admin. Assistant (2) Secretary (2) Management Clerk (5)	1410						
	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							

# 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: : <b>CA16P004501-06</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2006</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL-4XX</b>	<b>B. Fringe Benefits</b>	1410		<b>419,970</b>				
<b>CAL-4XX</b>	<b>C. Other Eligible Admin.</b>	1410		<b>245,030</b>				
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							
<b>CAL-4XX</b>	<b>Authority Wide A/E Fund</b>	1430.1		<b>560,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide CFP Planning Costs</b>	1430.19		<b>40,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide Inspection Costs</b>	1430.7		<b>200,000</b>				
<b>CAL 4-XX</b>	<b>Authority Wide Non-Routine Maintenance</b>	1460		<b>2,750,000</b>				
	Fire repairs	1460		250,000				
	504/VCA alterations	1460		1,000,000				
	Health and Safety improvements	1460		500,000				
	Asbestos Abatement	1460		1,000,000				
<b>CAL-4XX</b>	<b>Authority Wide Contingency</b>	1502		<b>0</b>				
<b>CAL-4XX</b>	<b>Authority Wide Transfer to Operations</b>	1406		<b>1,000,000</b>				

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: : <b>CA16P004501-06</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL-4XX</b>	<b>Authority Wide Relocation Fund</b>	1495.1		<b>450,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide Dwelling and Non-dwelling Equipment Costs</b>	1475		<b>320,000</b>				
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.	1475.2		320,000				
<b>CAL-4XX</b>	<b>Authority Wide – Management Improvements</b>	<b>1408</b>		<b>1,750,000</b>				
	<b>a. Resident Relations Dept.</b> – 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		604,000				
	<b>b. Resident Leadership Training</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leasership training to 18 resident	1408		288,000				

# 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: : <b>CA16P004501-06</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections							
	<b>c. Resident Community Liaison</b> 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		100,000				
	<b>d. Senior Activities</b> 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		40,000				
	<b>e. Youth Sports</b> 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	1408		193,000				

**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: : <b>CA16P004501-06</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2006</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	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.							
	<b>f. Funding for Resident Newspaper</b>	1408		100,000				
	<b>g. Employee Training</b> – 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)			250,000				
	2. Safety Training			47,000				
	3. Training for HAPD			0				
	4. Training for Technical Svcs			8,000				
	<b>h. Resident Training for Sect. 3 Opportunities</b>	1408		120,000				
	Grand Fund Total			<b>17,500,000</b>				

**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. : <b>CA16P004501-06</b> Replacement Housing Factor No:					Federal FY of Grant: <b>2006</b>	
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 4-01 Ramona Gardens	30-Sep-07			30-Sep- 09				
CAL 4-03 Pueblo Del Rio	30-Sep-07			30-Sep- 09				
CAL 4-04 Pueblo Del Rio	30-Sep-07			30-Sep-09				
CAL 4-06 William Mead Homes	30-Sep-07			30-Sep- 09				
CAL 4-07 Estrada Courts	30-Sep-07			30-Sep- 09				
CAL 4-08 Rose Hill Courts	30-Sep-07			30-Sep-09				
CAL 4-09 Avalon Gardens	30-Sep-07			30-Sep-09				
CAL 4-10 Gonzague Village	30-Sep-07			30-Sep-09				
CAL 4-13 Nickerson Gardens	30-Sep-07			30-Sep-09				
CAL 4-16 Jordan Downs	30-Sep-07			30-Sep-09				
CAL 4-22 San Fernando Gardens	30-Sep-07			30-Sep-09				



# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name Housing Authority of the City of Los Angeles		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>				
A. Development Number/Name/HA-Wide	Year 1 FFY 2006	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010	
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	0	0	
4-03 Pueblo Del Rio		4,600,000	5,000,000	4,400,000	4,200,000	
4-04 Rancho San Pedro		0	0	0	0	
4-06 William Mead		0	0	0	0	
4-07 Estrada Courts		0	0	0	0	
4-08 Rose Hill		0	0	0	0	
4-09 Avalon Gardens		0	0	0	0	
4-10 Gonzaque Village		0	0	0	0	
-continued-						
B. Physical Improvements Subtotal			9,000,000	8,900,000	8,800,000	9,150,000
C. Management Improvements		1,750,000	1,750,000	1,750,000	1,750,000	
D. PHA-wide Nondwelling Structures and Equipment		300,000	400,000	500,000	250,000	
E. Administration (1410)		1,750,000	1,750,000	1,750,000	1,750,000	
F. Other (1430 & 1495)		1,500,000	1,500,000	1,500,000	1,400,000	
G. Operations (1406)		1,000,000	1,000,000	1,000,000	1,000,000	
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	
L. Collateralization/Debt Service		2,200,000	2,200,000	2,200,000	2,200,000	
M. Grant Total		<b>17,500,000</b>	<b>17,500,000</b>	<b>17,500,000</b>	<b>17,500,000</b>	

# 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 2006	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010
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		550,000	550,000	550,000	800,000
4-15 Pueblo del Rio Extension		0	0	0	0
4-16 Jordan Downs		550,000	550,000	550,000	800,000
4-17 Rancho San Pedro Ext.		0	0	0	0
4-19 Imperial Courts		550,000	550,000	550,000	600,000
4-20 Estrada Courts Extension		0	0	0	0
4-21 Mar Vista Gardens		0	0	0	0
4-22 San Fernando Gardens		0	0	0	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 2007 PHA FY: 2007			Activities for Year 3 FFY 2008 PHA FY: 2008		
FFY: 2006	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>CAL 4-03 Pueblo Del Rio Comprehensive Mod.– Phase I</b>	46 units	4,140,000	<b>CAL 4-03 Pueblo Del Rio Comprehensive Mod.– Phase I</b>	50 units	4,500,000
	Site Work		460,000	Site Work		500,000
	<b>CAL 4-13 Nickerson Gardens Roof Replacement</b>	2 Bldgs	550,000	<b>CAL 4-13 Nickerson Gardens Roof Replacement</b>	2 Bldgs	550,000
	<b>CAL 4-16 Jordan Downs Roof Replacement</b>	2 Bldgs	550,000	<b>CAL 4-16 Jordan Downs Roof Replacement</b>	2 Bldgs	550,000
	<b>CAL 4-19 Imperial Courts Roof Replacement</b>	2 Bldgs	550,000	<b>CAL 4-19 Imperial Courts Roof Replacement</b>	2 Bldgs	550,000
	<b>CAL – XX Authority Wide 504/VCA Alterations</b>	TBD	1,000,000	<b>CAL – XX Authority Wide 504/VCA Alterations</b>	TBD	1,000,000
	<b>CAL – XX Authority Wide Health and Safety Alterations</b>	TBD	500,000	<b>CAL – XX Authority Wide Health and Safety Alterations</b>	TBD	500,000
	<b>CAL – XX Authority Wide Fire Repairs</b>	TBD	250,000	<b>CAL – XX Authority Wide Fire Repairs</b>	TBD	250,000
	<b>CAL – XX Authority Wide Asbestos Abatement</b>	TBD	1,000,000	<b>CAL – XX Authority Wide Asbestos Abatement</b>	TBD	500,000
	<b>Subtotal of Estimated Cost</b>		<b><u>9,000,000</u></b>	<b>Subtotal of Estimated Cost</b>		<b><u>8,900,000</u></b>

**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: 2006	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>CAL 4-03 Pueblo Del Rio</b>			<b>CAL 4-03 Pueblo Del Rio</b>		
	<b>Comprehensive Mod.– Phase I</b>	44 units	3,960,000	<b>Comprehensive Mod.– Phase I</b>	42units	3,780,000
	Site Work		440,000	Site Work		420,000
	<b>CAL 4-13 Nickerson Gardens Roof Replacement</b>	2 Bldgs	550,000	<b>CAL 4-13 Nickerson Gardens Roof Replacement</b>	3Bldgs	800,000
	<b>CAL 4-16 Jordan Downs Roof Replacement</b>	2 Bldgs	550,000	<b>CAL 4-16 Jordan Downs Roof Replacement</b>	3Bldgs	800,000
	<b>CAL 4-19 Imperial Courts Roof Replacement</b>	2 Bldgs	550,000	<b>CAL 4-19 Imperial Courts Roof Replacement</b>	2 Bldgs	600,000
	<b>CAL – XX Authority Wide 504/VCA Alterations</b>	TBD	1,000,000	<b>CAL – XX Authority Wide 504/VCA Alterations</b>	TBD	1,000,000
	<b>CAL – XX Authority Wide Health and Safety Alterations</b>	TBD	500,000	<b>CAL – XX Authority Wide Health and Safety Alterations</b>	TBD	500,000
	<b>CAL – XX Authority Wide Fire Repairs</b>	TBD	250,000	<b>CAL – XX Authority Wide Fire Repairs</b>	TBD	250,000
	<b>CAL – XX Authority Wide Asbestos Abatement</b>	TBD	1,000,000	<b>CAL – XX Authority Wide Asbestos Abatement</b>	TBD	1,000,000
	<b>Subtotal of Estimated Cost</b>		<b><u>8,800,000</u></b>	<b>Subtotal of Estimated Cost</b>		<b><u>9,150,000</u></b>

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

Activities for Year 1	Activities for Year 2 FFY 2007 PHA FY: 2007			Activities for Year 3 FFY 2008 PHA FY: 2008		
FFY: 2006	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>a. Resident Relations Dept. – Coordinator of services &amp; programs, admin. &amp; operations</b> 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	604,000	<b>a. Resident Relations Dept. – Coordinator of services &amp; programs, admin. &amp; operations</b> 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	604,000
	<b>b. Resident Leadership Training</b> 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	288,000	<b>b. Resident Leadership Training</b> 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	288,000
	<b>c. Resident Community Liaison</b> 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	100,000	<b>c. Resident Community Liaison</b> 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	100,000

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

Activities for Year 1 FFY: 2006	Activities for Year 2 FFY 2007 PHA FY: 2007			Activities for Year 3 FFY 2008 PHA FY: 2008		
	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>d. Senior Activities</b> 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	40,000	<b>d. Senior Activities</b> 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	40,000
	<b>e Youth Sports</b> 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	193,000	<b>e Youth Sports</b> 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	193,000
	<b>f. Funding for Resident Newspaper</b>		100,000	<b>f. Funding for Resident Newspaper</b>		100,000

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

Activities for Year 1	Activities for Year 2 FFY 2007 PHA FY: 2007			Activities for Year 3 FFY 2008 PHA FY: 2008		
FFY: 2005	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>g. Employee Training</b> – 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) 2. Safety Training 3. Training for HAPD 4. Training for Tech. Svcs.		250,000  47,000 0 8,000	<b>g. Employee Training</b> – 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) 2. Safety Training 3. Training for HAPD 4. Training for Mod.		250,000  47,000 0 8,000
	<b>h. Resident Training for Sect. 3 Opportunities</b>		120,000	<b>h. Resident Training for Sect. 3 Opportunities</b>		120,000
	<b>Subtotal of Estimated Cost</b>		<b>1,750,000</b>	<b>Subtotal of Estimated Cost</b>		<b>1,750,000</b>

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

Activities for Year 1	Activities for Year 4 FFY 2009 PHA FY: 2009			Activities for Year 5 FFY 2010 PHA FY: 2010		
FFY: 2006	Development Number / Name / General Description of Major Work Categories	Quantity		Development Number / Name / General Description of Major Work Categories	Quantity	
	<b>a. Resident Relations Dept. – Coordinator of services &amp; programs, admin. &amp; operations</b> 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	157,000	<b>a. Resident Relations Dept. – Coordinator of services &amp; programs, admin. &amp; operations</b> 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	157,000
	<b>b. Resident Leadership Training</b> 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	250,000	<b>b. Resident Leadership Training</b> 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	250,000
	<b>c. Resident Community Liaison</b> 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	100,000	<b>c. Resident Community Liaison</b> 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	100,000

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

Activities for Year 1	Activities for Year 4 FFY 2009 PHA FY: 2009			Activities for Year 5 FFY 2010 PHA FY: 2010		
FFY: 2005	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>d. Senior Activities</b> 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	40,000	<b>d. Senior Activities</b> 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	40,000
	<b>e. Youth Sports</b> 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	157,000	<b>e. Youth Sports</b> 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	157,000
	<b>f. Funding for Resident Newspaper</b>		100,000	<b>f. Funding for Resident Newspaper</b>		100,000

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

Activities for Year 1	Activities for Year 4 FFY 2009 PHA FY: 2009			Activities for Year 5 FFY 2010 PHA FY: 2010		
FFY: 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
	<b>g. Employee Training</b> – 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) 2. Safety Training 3. Training for HAPD 4. Training for Mod.		250,000 47,000 0 8,000	<b>g. Employee Training</b> – 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) 2. Safety Training 3. Training for HAPD 4. Training for Mod.		250,000 47,000 0 8,000
	<b>h. Resident Training for Sect. 3 Opportunities</b>		120,000	<b>h. Resident Training for Sect. 3 Opportunities</b>		120,000
	<b>Subtotal of Estimated Cost</b>		<b><u>1,750,000</u></b>	<b>Subtotal of Estimated Cost</b>		<b><u>1,750,000</u></b>

# Debt – Leverage Fund Program Four-Year Action Plan

## Part I: Summary

PHA Name Housing Authority of the City of Los Angeles		<input checked="" type="checkbox"/> Original 4-Year Plan <input type="checkbox"/> Revision No:				
A. Development Number/Name/HA-Wide	Work Statement Year 1 FFY 2006	Work Statement for Year 2 FFY 2007	Work Statement for Year 3 FFY 2008	Work Statement for Year 4 FFY 2009	Work Statement for Year 5 FFY 2010	
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	-0-	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000		
4-03 Pueblo Del Rio	\$ 5,200,000	-0-	-0-	-0-		
4-04 Rancho San Pedro	-0-	-0-	-0-	-0-		
4-06 William Mead	-0-	-0-	-0-	-0-		
4-07 Estrada Courts	\$ 4,860,000	\$ 4,680,000	\$ 5,580,000	\$ 4,140,000		
4-08 Rose Hill	-0-	-0-	-0-	-0-		
4-09 Avalon Gardens	-0-	-0-	-0-	-0-		
4-10 Gonzaque Village						
-continued-						
B. Physical Improvements Subtotal	\$ 10,060,000	\$ 6,180,000	\$ 7,080,000	\$ 5,640,000		
C. Management Improvements						
D. PHA-wide Nondwelling Structures and Equipment						
E. Administration (1410)	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000		
F. Other (1430)	\$ 140,000	\$ 100,000	\$ 100,000	\$ 100,000		
G. Operations						
H. Demolition						
I. Replacement Reserves						
J. Mod Used for Development						
<b>K. Total Non-CGP Funds</b>	<b>\$ 10,350,000</b>	<b>\$ 6,430,000</b>	<b>\$ 7,330,000</b>	<b>\$ 5,890,000</b>		
M. Grant Total						

## Debt – Leverage Fund Program Four-Year Action Plan

### Part I: Summary

PHA Name Housing Authority of the City of Los Angeles		<input checked="" type="checkbox"/> Original 4-Year Plan <input type="checkbox"/> Revision No:				
A. Development Number/Name/HA-Wide	Work Statement Year 1 FFY 2006	Work Statement for Year 2 FFY 2007	Work Statement for Year 3 FFY 2008	Work Statement for Year 4 FFY 2009	Work Statement for Year 5 FFY 2010	
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-	-0-	
4-15 Pueblo del Rio Extension	-0-	-0-	-0-	-0-	-0-	
4-16 Jordan Downs	-0-	-0-	-0-	-0-	-0-	
4-17 Rancho San Pedro Ext.	-0-	-0-	-0-	-0-	-0-	
4-19 Imperial Courts	-0-	-0-	-0-	-0-	-0-	
4-20 Estrada Courts Extension	-0-	-0-	-0-	-0-	-0-	
4-21 Mar Vista Gardens	-0-	-0-	-0-	-0-	-0-	
4-22 San Fernando Gardens	-0-	-0-	-0-	-0-	-0-	
4-xx Scattered Sites	-0-	-0-	-0-	-0-	-0-	
4-xx Senior Sites	-0-	-0-	-0-	-0-	-0-	











## Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P00450105 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2005</b>
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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	1,000,000	0	0	0
3	1408 Management Improvements Soft Costs	1,929,382	0	0	0
	Management Improvements Hard Costs				
4	1410 Administration	1,929,382	0	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	800,000	0	0	0
8	1440 Site Acquisition	0			
9	1450 Site Improvement	1,078,000	0	0	0
10	1460 Dwelling Structures	10,707,000	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling Equipment	800,000	0	0	0
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	1,000,000	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	50,054	0	0	0
20	<b>Amount of Annual Grant: (sum of lines 1-19)</b>	<b>19,293,818</b>	<b>0</b>	<b>0</b>	<b>0</b>
	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: <b>2005</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL 4-03</b>	<b>Comprehensive Modernization</b>			<b>3,300,000</b>				
<b>Pueblo Del Rio</b>	Site Work	1450	51 units	363,000				Work will be performed by PHA's Force Construction personnel
	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				
<b>CAL 4-06</b>				<b>500,000</b>				
<b>William Mead</b>	Electrical Upgrade of dwelling units	1460	250 Units	500,000				Work will be performed by outside construction contractor

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450105 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL 4-07</b>	<b>Comprehensive Modernization</b>			<b>3,000,000</b>				Work will be performed by PHA's
<b>Estrada</b>	Site Work	1450	48 units	330,000				Force Construction personnel
<b>Courts</b>	Metalwork/Carpentry	1460	48 units	360,000				
<b>Extension</b>	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				
<b>CAL 4-16</b>	Roof Replacement (15 Bldgs.)	1460	15 Bldgs	<b>475,000</b>				Work will be performed by outside
<b>Jordan</b>								construction contractor
<b>Downs</b>								
<b>CAL 4-19</b>	Roof Replacement (20 Bldgs.)	1460	15 Bldgs.	<b>600,000</b>				Work will be performed by outside
<b>Imperial</b>								construction contractor
<b>Courts</b>								

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P00450105 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL 4-22</b>	<b>Comprehensive Modernization</b>			<b>3,500,000</b>				
<b>San Fernando Gardens</b>	Site Work	1450	48 units	385,000				Work will be done by the PHA's Force Construction personnel
	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	20 Bldgs	<b>410,000</b>				Work to be performed by outside construction contractor
<b>CAL-4XX</b>	PHA-Wide Construction Items							

**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: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	<b>Authority Wide Administrative Costs</b>	<b>1410</b>		<b>1,189,548</b>				
	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							
<b>CAL-4XX</b>	<b>B. Fringe Benefits</b>	1410		<b>462,600</b>				
<b>CAL-4XX</b>	<b>C. Other Eligible Admin.</b>	1410		<b>277,234</b>				
	Costs: long-term lease of office							

# 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: <b>2005</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	space, publications, travel, printing, advertising, sundry							
<b>CAL-4XX</b>	<b>Authority Wide A/E Fund</b>	1430.1		<b>500,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide CFP Planning Costs</b>	1430.19		<b>50,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide Inspection Costs</b>	1430.7		<b>250,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide Relocation Fund</b>	1495.1		<b>1,000,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide Contingency</b>	1502		<b>50,054</b>				
<b>CAL-4XX</b>	<b>Authority Wide Transfer to Operations</b>	1406		<b>1,000,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide Dwelling and Non-dwelling Equipment Costs</b>			<b>800,000</b>				
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.	1475.2		800,000				
<b>CAL-4XX</b>	<b>Authority Wide – Management Improvements</b>	<b>1408</b>		<b>1,929,382</b>				
	<b>a. Resident Relations Dept. –</b> Coordination of services, programs, admin & operations.	1408		566,970				

# 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: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	Provides administrative services including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.							
	<b>b. Resident Patrol</b> Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		108,100				
	<b>c. Resident Leadership Training</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leasership training to 18 resident	1408		272,520				
	organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections							
	<b>d. Resident Community Liaison</b> 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	1408		119,682				

# 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: <b>2005</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	Director and management staff.							
	<b>e. Senior Activities</b> 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		40,162				
	<b>f. Youth Sports</b> 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		161,792				
	<b>g. Resident Advisory BD (RAB)</b>	1408						
	1. RAB Secretary			16,247				
	2. Overhead: Training/Travel/Other			30,074				

**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: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	<b>h. Funding for Resident Newspaper</b>	1408		115,802				
	<b>i. Employee Training</b> – 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)			271,024				
	2. Safety Training			45,992				
	3. Training for HAPD			38,600				
	4. Training for Mod.			8,547				
	<b>j. Resident Training for Sect. 3 Opportunities</b>	1408		133,870				
	<b>Grand Fund Total</b>			<b>19,293,818</b>				

**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: <b>2005</b>	
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 4-19								
Imperial Courts	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"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
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
	<b>CAL 4-03 Pueblo Del Rio</b>			<b>CAL 4-01 Ramona Gardens</b>		
	<b>Comprehensive Mod.– Phase 1</b>		<b>3,300,000</b>	<b>Roof Replacement</b>	<b>10 Bldgs</b>	<b>200,000</b>
	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	<b>CAL 4-03 Pueblo Del Rio</b>		
	Lath & Plaster and Stucco	50 units	179,224	<b>Comprehensive Mod.– Phase II</b>		<b>3,400,000</b>
	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
	<b>CAL 4-04 Rancho San Pedro - Roofs</b>	<b>10 Bldgs</b>	<b>220,000</b>	Painting	50 units	168,492
				Range Hoods/Kitchen cabinetry	50 units	232,403
	<b>CAL 4-06 William Mead Homes</b>			Plumbing & Heating	50 units	581,009
	<b>Replace windows; Install window</b>	214 units	<b>1,710,000</b>	Electrical	50 units	621,097
	<b>Security system</b>			<b>Roof Replacement</b>	<b>10 Bldgs</b>	<b>200,000</b>
	<b>CAL 4-07 Estrada Courts Ext.</b>					
	<b>Comprehensive Modernization</b>		<b>3,000,000</b>	<b>CAL 4-04 Rancho San Pedro - Roofs</b>	<b>10 Bldgs</b>	<b>200,000</b>
	Site Work	36 units	132,000			
	Metalwork/Carpentry	36 units	144,000	<b>CAL 4-06 William Mead Homes</b>		
	Insulation and Roofing	36 units	48,000	<b>Replace windows; Install window</b>	250 units	<b>2,500,000</b>
	Doors & Windows	36 units	144,000	<b>Security system</b>		
	Lath & Plaster and Stucco	36 units	65,172			
	Ceramic Tile	36 units	48,000	<b>CAL 4-07 Estrada Courts</b>		<b>3,000,000</b>
	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

**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
	<b>CAL 4-08 Rose Hill – Roof Replace</b>	10 Bldgs	<b>300,000</b>	Ceramic Tile	46 units	110,400
				Resilient Flooring	46 units	110,400
	<b>CAL 4-09 Avalon Gardens</b>			Painting	46 units	138,000
	<b>Roof Replacement</b>	25 Bldgs	<b>400,000</b>	Range Hoods / Kitchen Cabinetry	46 units	190,346
				Plumbing & Heating	46 units	475,863
	<b>CAL 4-10 Gonzaque Village</b>			Electrical	46 units	508,696
	<b>Roof Replacement</b>	36 Bldg	<b>500,000</b>	<b>Roof Replacement</b>	7 Bldgs	<b>150,000</b>
	<b>CAL 4-16 Jordan Downs</b>			<b>CAL 4-17 Rancho San Pedro Ext.</b>		
	<b>Replace Entry Canopies</b>	700 units	<b>340,000</b>	<b>Roof Replacement</b>	<b>10 Bldgs</b>	<b>200,000</b>
	<b>Landscaping &amp; Sprinklers</b>		<b>150,000</b>			
				<b>CAL 4-19 Imperial Courts</b>		
	<b>CAL 4-19 Imperial Courts</b>			<b>Roofs</b>	20 Bldg	<b>280,000</b>
	<b>Roof Replacement</b>	20 Bldgs	<b>600,000</b>			
	<b>Landscaping &amp; Sprinklers</b>		<b>150,000</b>	<b>CAL 4-21 Mar Vista Gardens Phse 3</b>		
				<b>Rplce wndws; instll Bars/Secty Doors</b>	<b>200 units</b>	<b>2,119,000</b>
	<b>CAL 4-21 Mar Vista Gardens Phse 2</b>			<b>Roof Replacement</b>	<b>10 Bldgs</b>	<b>200,000</b>
	<b>Replace windows; install window</b>	201 units	<b>1,420,000</b>			
	<b>System; install security screen doors</b>			<b>CAL 4-22 San Fernando Gardens</b>		
				Remodel Management Office	1 Bldg	<b>200,000</b>
	<b>CAL 4-22 San Fernando</b>					
	<b>Comprehensive Mod. – Phase V</b>		<b>500,000</b>			
	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			
	<b>Subtotal of Estimated Cost</b>		<b>12,740,000</b>	<b>Subtotal of Estimated Cost</b>		<b>12,649,000</b>

**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 No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>CAL 4-03 Pueblo Del Rio Comprehensive Mod.</b>		<b>3,400,000</b>	<b>CAL 4-01 Ramona Gardens Comprehensive Mod. – Phase I</b>		<b>3,750,000</b>
	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
	<b>Install Security Cameras</b>	Site	<b>200,000</b>			
	<b>CAL 4-07 Estrada Courts Comprehensive Mod. – Phase IV</b>		<b>3,300,000</b>	<b>CAL 4-03 Pueblo Del Rio Comprehensive Mod. – Phase IV</b>		<b>3,400,000</b>
	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
	<b>a. Resident Relations Dept. – Coordinator of services &amp; programs, admin. &amp; operations</b> 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>a. Resident Relations Dept. – Coordinator of services &amp; programs, admin. &amp; operations</b> 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>b. Resident Patrol</b> conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408	116,717	<b>b. Resident Patrol</b> conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408	116,717
	<b>c. Resident Leadership Training</b> 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	<b>c. Resident Leadership Training</b> 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
	<b>d. Resident Community Liaison</b> 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	<b>d. Resident Community Liaison</b> 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
	<b>e. Senior Activities</b> 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	<b>e. Senior Activities</b> 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
	<b>f. Youth Sports</b> 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	<b>f. Youth Sports</b> 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
	<b>a. Resident Relations Dept. – Coordinator of services &amp; programs, admin. &amp; operations</b> 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>a. Resident Relations Dept. – Coordinator of services &amp; programs, admin. &amp; operations</b> 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>b. Resident Patrol</b> Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408	116,717	<b>b. Resident Patrol</b> Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408	116,717
	<b>c. Resident Leadership Training</b> 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	<b>c. Resident Leadership Training</b> 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
	<b>d. Resident Community Liaison</b> 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	<b>d. Resident Community Liaison</b> 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
	<b>e. Senior Activities</b> 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	<b>e. Senior Activities</b> 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
	<b>f. Youth Sports</b> 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	<b>f. Youth Sports</b> 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
	<b>g. Resident Advisory Board (RAB)</b>			<b>g. Resident Advisory Board (RAB)</b>		
	1. RAB Secretary		16,674	1. RAB Secretary		16,674
	2. Overhead: Training/Travel/Other		33,348	2. Overhead: Training/Travel/Other		33,348
	<b>h. Funding for Resident Newspaper</b>		125,055	<b>h. Funding for Resident Newspaper</b>		125,055
	<b>i. Employee Training – Career &amp; Professional Development to increase capacity to manage and to sustain long-term viability to mod. Work &amp; to address identified mgmt. Needs.</b>			<b>i. Employee Training – Career &amp; Professional Development to increase capacity to manage and to sustain long-term viability to mod. Work &amp; to address identified mgmt. Needs.</b>		
	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
	<b>j. Resident Training for Sect. 3 Opportunities</b>		144,567	<b>j. Resident Training for Sect. 3 Opportunities</b>		144,567
	<b>Subtotal of Estimated Cost</b>		<b><u>2,083,483</u></b>	<b>Subtotal of Estimated Cost</b>		<b><u>2,083,483</u></b>

## Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P004501-04 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2004
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 6/30/05  
  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	1,500,000	1,500,000
3	1408 Management Improvements Soft Costs	1,940,288	0	1,940,288	325,396
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	1,940,288	0	(TBD)	539,850
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	700,000	0	(TBD)	323,258
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	3,157,089	0	(TBD)	584,059
10	1460 Dwelling Structures	6,416,447	0	(TBD)	643,743
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	(TBD)	251,920
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	(TBD)	472,215
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)	<b>19,402,887</b>	<b>0</b>	<b>7,380,576</b>	<b>4,640,441</b>
	Amount of line 20 Related to LBP Activities	475,000			
	Amount of line 20 Related to Sect. 504 compliance	380,000			
	Amount of line 20 Related to Security –Soft Costs	690,000			
	Amount of Line 20 related to Security-- Hard Costs	158,402			
	Amount of line 20 Related to Energy Conservation Measures	475,000			

### Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P004501-04 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Collateralization Expenses or Debt Service	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	
				0				
<b>CAL 4-03</b>	<b>Comprehensive Modernization</b>			0				
<b>Pueblo Del Rio</b>	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				

# 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: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL 4-06</b>				<b>3,500,000</b>				
<b>William Mead</b>	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
<b>CAL 4-08</b>	<b>Comprehensive Modernization</b>			<b>0</b>				Work to be performed by Kumbaya
<b>Rose Hill</b>	Site Work	1450	48 units	0				Construction under Force Account
<b>Courts</b>	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
	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				

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: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL 4-13</b>	<b>Non-Routine Maintenance</b>			<b>0</b>				
<b>NickersonGardens</b>								
	Reroof 26 Buildings	1460	26 Bldgs	0				Work delayed. Work will be done In future grants.
<b>CAL 4-15</b>	<b>Comprehensive Modernization</b>			<b>1,973,536</b>				
<b>Pueblo Del Rio Ext.</b>	Site Work	1450	22 units	217,089				Work will be done by the Authority's Force Account
	Metalwork/Carpentry	1460	22 units	236,824				Construction entity. Work is For the last units of the Comp Mod of this site.
	Insulation and Roofing	1460	22 units	78,941				
	Doors and Windows	1460	22 units	236,824				
	Lath & Plaster and Stucco	1460	22 units	107,184				
	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				
<b>CAL 4-16</b>	<b>Non-Routine Maintenance</b>			<b>0</b>				
<b>Jordan Downs</b>								
	Reroof 15 Buildings	1460	15 Bldgs	0				Work delayed. Will be done in Future grants
<b>CAL 4-20</b>	<b>Comprehensive Modernization</b>			<b>500,000</b>				

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>								
<b>Part II: Supporting Pages</b>								
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: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>Estrada</b>	Site Work	1450	7 units	55,000				
<b>Courts</b>	Metalwork/Carpentry	1460	7 units	60,000				
<b>Extension</b>	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				
<b>CAL 4-21</b>								
<b>Mar Vista Gardens</b>								
	Replace Windows; Instll window	1460	200 units	0				
	Security System; Install Security							Work delayed. Will be done in
	Screen Doors							Future grants.
<b>CAL 4-22</b>	<b>Comprehensive Modernization</b>			<b>3,500,000</b>				
<b>San Fernando</b>	Site Work	1450	48 units	385,000				Work will be done by the Authority's
<b>Gardens</b>	Metalwork/Carpentry	1460	48 units	420,000				Force account entity.
	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				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	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	<b>100,000</b>				Work to be performed by outside Contractor
<b>CAL-4XX</b>	<b>Transfer to Operations</b>	<b>1406</b>		<b>2,438,774</b>				<b>Funds for transfer to Authority Operations</b>
<b>CAL-4XX</b>	<b>PHA-Wide Construction</b>			<b>0</b>				
	<b>Authority Wide Administrative Costs</b>	<b>1410</b>		<b>1,202,978</b>				
	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)							

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: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	Allocation of Direct Costs for the following support/Admin. Depts.. (Based on time-allocation study):	1410						
	Executive General Services Planning Finance/budget Human Resources MIS							
<b>CAL-4XX</b>	<b>B. Fringe Benefits</b>	1410		<b>465,636</b>				
<b>CAL-4XX</b>	<b>C. Other Eligible Admin.</b>	1410		<b>271,674</b>				
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							
<b>CAL-4XX</b>	<b>Authority Wide A/E Fund</b>	1430.1		486,000				
<b>CAL-4XX</b>	<b>Authority Wide CFP Planning Costs</b>	1430.19		25,000				
<b>CAL-4XX</b>	<b>Authority Wide Inspection Costs</b>	1430.7		189,000				
<b>CAL-4XX</b>	<b>Authority Wide Relocation Fund</b>	<b>1495.1</b>		<b>2,000,000</b>				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL-4XX</b>	<b>Authority Wide Contingency</b>	<b>1502</b>		<b>1,248,775</b>				
<b>CAL-4XX</b>	<b>Authority Wide Dwelling and Non-dwelling Equipment Costs</b>			<b>500,000</b>				
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.	1475.2		500,000				
<b>CAL-4XX</b>	<b>Authority Wide – Management Improvements</b>	<b>1408</b>		<b>1,940,288</b>				
	<b>a. Resident Relations Dept.</b> – 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>b. Resident Patrol</b> Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		108,695				
	<b>c. Resident Leadership Training</b>	1408		274,052				

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: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leasership training to 18 resident							
	organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections							
	<b>d. Resident Community Liaison</b> 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				
	<b>e. Senior Activities</b> 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		40,389				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P00450104 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	<b>f. Youth Sports</b> 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				
	<b>g. Resident Advisory BD (RAB)</b>	1408						
	1. RAB Secretary			16,674				
	2. Overhead: Training/Travel/Other			29,910				
	<b>h. Funding for Resident Newspaper</b>	1408		116,460				
	<b>i. Employee Training</b> – 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: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	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				
	<b>j. Resident Training for Sect. 3 Opportunities</b>	1408		134,631				
	<b>Grand Fund Total</b>			<b>19,402,887</b>				



# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name Housing Authority of the City of Los Angeles		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>				
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
	<b>CAL 4-03 Pueblo Del Rio</b>			<b>CAL 4-03 Pueblo Del Rio</b>		
	<b>Comprehensive Mod.– Phase 1</b>		<b>3,300,000</b>	<b>Comprehensive Mod.– Phase II</b>		<b>3,369,849</b>
	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
	<b>CAL 4-06 William Mead Homes</b>			<b>CAL 4-04 Rancho San Pedro - Roofs</b>	<b>10 Bldgs</b>	<b>220,000</b>
	<b>Replace windows; Install window Security system</b>	190 units	<b>1,450,000</b>	<b>CAL 4-06 William Mead Homes</b>		
				<b>Electrical upgrades to dwelling units</b>	<b>225 units</b>	<b>1,710,000</b>
	<b>CAL 4-08 Rose Hill Courts</b>					
	<b>Comprehensive Modernization</b>		<b>1,200,000</b>			
	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
	<b>CAL 4-08 Rose Hill – Roof Replace</b>	5 Bldgs	<b>150,000</b>	<b>CAL 4-08 Rose Hill – Comp Mod</b>		<b>2,760,000</b>
				Site Work	46 units	303,600
	<b>CAL 4-09 Avalon Gardens</b>			Metalwork/Carpentry	46 units	331,200
	<b>Roof Replacement</b>	25 Bldgs	<b>300,000</b>	Insulation and Roofing	46 units	110,400
				Doors & Windows	46 units	331,200
	<b>CAL 4-10 Gonzaque Village</b>			Lath & Plaster and Stucco	46 units	149,896
	<b>Remodel Management/Maint. Bldg</b>	1 Bldg	<b>200,000</b>	Ceramic Tile	46 units	110,400
				Resilient Flooring	46 units	110,400
	<b>CAL 4-16 Jordan Downs</b>			Painting	46 units	138,000
	<b>Roof Replacement</b>	15 Bldgs	<b>475,000</b>	Range Hoods / Kitchen Cabinetry	46 units	190,346
				Plumbing & Heating	46 units	475,863
	<b>CAL 4-21 Mar Vista Gardens Phse 2</b>			Electrical	46 units	508,696
	<b>Replace windows; install window System; install security screen doors</b>	201 units	<b>1,427,100</b>	<b>Roof Replacement</b>	10 Bldgs	<b>300,000</b>
				<b>CAL 4-09 Avalon Gardens - Roofs</b>	38 Bldgs	<b>456,000</b>
	<b>CAL 4-22 San Fernando</b>					
	<b>Comprehensive Mod. – Phase V</b>		<b>4,400,000</b>	<b>CAL 4-10 Gonzaque Village - Roofs</b>	36 Bldgs	<b>525,000</b>
	Site Work	62 units	495,000			
	Metalwork/Carpentry	62 units	550,000	<b>CAL 4-16 Jordan Downs - Sprinklers</b>	Site	<b>150,000</b>
	Insulation & Roofing	62 units	155,000	<b>Replace Entry Canopies</b>	700 units	<b>1,000,000</b>
	Doors & Windows	62 units	550,000			
	Lath & Plaster and Stucco	62 units	275,000	<b>CAL 4-19 Imperial Courts</b>		
	Ceramic Tile	62 units	155,000	<b>Roofs</b>	20 Bldg	<b>600,000</b>
	Resilient Flooring	62 units	155,000	<b>Sprinkler System</b>	Site	<b>150,000</b>
	Painting	62 units	190,000			
	Range Hoods/Kitchen Cabinetry	62 units	350,000	<b>CAL 4-21 Mar Vista Gardens Phse 3</b>		
	Plumbing & Heating	62 units	800,000	<b>Rplce wndws; instll Bars/Secty Doors</b>	200 units	<b>1,420,000</b>
	Electrical	62 units	725,000			
				<b>CAL 4-22 San Fernando – Cmp Mod</b>		<b>443,456</b>
	<b>Roof Replacement</b>	20 Bldgs.	<b>410,000</b>	Represents residual of Comp Mod		
				Costs. Schedule of Values proportional		
				To previous schedules.		
	<b>Subtotal of Estimated Cost</b>		<b>13,412,100</b>	<b>Subtotal of Estimated Cost</b>		<b>13,104,305</b>

**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
	<b>CAL 4-01 Ramona Gardens</b>			<b>CAL 4-01 Ramona Gardens</b>		
	<b>Comprehensive Mod. – Phase I</b>		<b>3,750,000</b>	<b>Comprehensive Mod. – Phase I</b>		<b>3,750,000</b>
	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
	<b>Reroofing</b>	10 Bldgs	<b>200,000</b>			
	<b>CAL 4-03 Pueblo Del Rio</b>			<b>CAL 4-03 Pueblo Del Rio</b>		
	<b>Comprehensive Mod. – Phase IV</b>		<b>3,400,000</b>	<b>Comprehensive Mod. – Phase IV</b>		<b>3,400,000</b>
	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
	<b>Reroofing</b>	10 Bldgs	<b>200,000</b>			

**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
	<b>CAL 4-04 Rancho San Pedro</b>					
	<b>Roof Replacement</b>	10 Bldgs	<b>200,000</b>			
	<b>CAL 4-07 Estrada Courts</b>			<b>CAL 4-07 Estrada Courts</b>		
	<b>Comprehensive Mod. – Phase I</b>		<b>3,300,000</b>	<b>Comprehensive Mod. – Phase 1</b>		<b>3,300,000</b>
	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
	<b>Reroofing</b>	7 Bldgs	<b>150,000</b>	<b>CAL 4-08 Rose Hill Courts</b>		
				<b>Multipurpose Community Center</b>	<b>1 Bldg</b>	<b>800,000</b>
	<b>CAL 4-10 Gonzaque Village</b>					
	Roof Replacement	36 bldgs.	<b>525,000</b>	<b>CAL 4-16 Jordan Downs</b>		
				<b>Roof Replacement</b>	20 Bldgs	<b>620,000</b>
	<b>CAL 4-15 Pueblo Del Rio Extension</b>			<b>Remodel Management/Maint. Bldg</b>	1 Bldg	<b>200,000</b>
	<b>Replace roofing</b>	10 Bldgs	<b>200,000</b>			
				<b>CAL 4-19 Imperial Courts</b>		
	<b>CAL 4-16 Jordan Downs</b>			<b>Remodel Management/Maint. Bldg</b>	1 Bldg	<b>200,000</b>
	<b>Replace roofing</b>	10 Bldgs	<b>310,000</b>			
	<b>CAL 4-17 Rancho San Pedro Extens.</b>					
	<b>Replace roofing</b>	10 Bldgs	<b>200,000</b>			



**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
	<b>a. Resident Relations Dept. – Coordinator of services &amp; programs, admin. &amp; operations</b> 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>a. Resident Relations Dept. – Coordinator of services &amp; programs, admin. &amp; operations</b> 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>b. Resident Patrol</b> conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408	116,717	<b>b. Resident Patrol</b> conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408	116,717
	<b>c. Resident Leadership Training</b> 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	<b>c. Resident Leadership Training</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the Resident Policy adopted by the Board of Commissioners, conducts resident elections.	1408	294,277

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

Activities for Year 1	Activities for Year 2 FFY 2005 PHA FY: 2005			Activities for Year 3 FFY 2006 PHA FY: 2006		
FFY: 2004	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>d. Resident Community Liaison</b> 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	<b>d. Resident Community Liaison</b> 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
	<b>e. Senior Activities</b> 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	<b>e. Senior Activities</b> 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
	<b>f. Youth Sports</b> 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	<b>f. Youth Sports</b> 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
	<b>d. Resident Community Liaison</b> 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	<b>d. Resident Community Liaison</b> 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
	<b>e. Senior Activities</b> 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	<b>e. Senior Activities</b> 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
	<b>f. Youth Sports</b> 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	<b>f. Youth Sports</b> 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 <u>6-30-045</u> <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	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	1,714,258	1,714,258	1,714,258	1,491,533	
4	1410 Administration	1,714,258	1,714,258	1,714,258	1,737,175	
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	1,036,594	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	982,360	1,353,626	1,353,626	960,217	
10	1460 Dwelling Structures	9,631,706	8,367,898	8,367,898	9,428,885	
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0	
12	1470 Nondwelling Structures	0	275,000	275,000	0	
13	1475 Nondwelling Equipment	800,000	800,000	800,000	280,602	
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	1,810,581	1,810,581	1,983,576	
18	1498 Mod Used for Development	0	0	0	0	
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	17,142,582	16,918,581	
21	Amount of line 20 Related to LBP Activities	475,000				
22	Amount of line 20 Related to Section 504 Compliance	380,000				
23	Amount of line 20 Related to Security	848,402				
24	Amount of line 20 Related to Energy Conservation Measures	475,000				

**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. 7/31/98)

FFY 2003 CFP - CA16P004-501-03

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)	
<b>CAL 4001 Ramona Gardens</b>	Emergency LBP In-Place Management in response to elevated blood lead report.	1460	As needed	0	32,377	32,377	41,110	Work completed by Force Account Construction (FAC).
				0	24,129	24,129	24,230	
	Install 504 Ramp Bldg. 524	1460	1 Bldg.	0	8,248	8,248	16,880	Added via 2004 budget process. Work to be done by FAC.
<b>CAL 4004 Rancho San Pedro</b>	Remodel Social Hall to include Computer Lab	1470	1 bldg.	0	150,000	150,000	0	Added via 2004 budget process. Work to be performed by FAC.
<b>CAL 4006 William Mead</b>	Plygrnd Equip Assoc soil Remed	1450	As Needed	0	1,276,531	1,276,531	731,317	Added via 2004 budget process. Work to be performed by outside contractor.
				0	2,100	2,100	2,500	
	Upgrade to Bldg. 21 for use as daytime relocation center during contaminated soil remediation.	1460	1 Bldg.	0	137,918	137,918	174,911	
	Electrical Upgrade Phase 1	1460	98 units	0	1,109,722	1,109,722	522,003	
	<b>Emergency</b> Sewer Gas Odor Abatament	1460	As Needed	0	5,938.90	5,938.90	5,938.90	Emergency item added. Work completed by outside contractor.
	Bldg. 21 504 ramp	1460	1 bldg.	0	20,852.00	20,852.00	25,964.18	Added via 2004 budget process. WIP 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. 7/31/98)

FFY 2003 CFP - CA16P004-501-03

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)	
<b>CAL 4007 Estrada Courts</b>	Upgrade electrical on mgmt. Bldg	1460	1 bldg.	0	<b>43,869</b>	<b>43,869</b>	<b>6,028</b>	Added via 2004 budget process. Work completed by FAC.
				0	39,804	39,804	0	
	<b>Emergency</b> Fire Job, Unit #181	1460	1 unit	0	4,065	4,065	6,028	Emergency item added. Work completed by FAC.
<b>CAL 409 Avalon Gardens</b>	Install security windows/doors/screens	1460	All Units	0	<b>480,470</b>	<b>480,470</b>	<b>243,047</b>	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.
<b>CAL 4010 Gonzague Village</b>	<b>Emergency</b> Fire Job, Unit #6	1460	1 unit	0	<b>29,963</b>	<b>29,963</b>	<b>22,590</b>	Emergency Item added. Work completed by FAC.
<b>CAL 4013</b>				<b>963,521</b>	<b>280,000</b>	<b>280,000</b>	<b>76,500</b>	

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. 7/31/98)

FFY 2003 CFP - CA16P004-501-03

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)	
<b>Nickerson Gardens</b>	Bathroom Upgrades/Repairs	1460	To be determined	463,521	280,000	280,000	76,500	Work will be done by FAC.
	Reroof 55 buildings	1460	55 bldgs.	500,000	0	0	0	Moved under full fungibility.
<b>CAL 4015 Pueblo del Rio Ext.</b>	<b>Comprehensive Modernization</b>			<b>2,600,571</b>	<b>2,086,712</b>	<b>2,086,712</b>	<b>2,086,711</b>	
	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	385,590	
	Insulation & Roofing	1460	23 units	104,023	30,364	30,364	30,364	
	Doors & Windows	1460	23 units	312,068	216,357	216,357	216,357	
	Lath, Plaster & Stucco	1460	23 units	141,238	110,120	110,120	110,120	
	Ceramic Tile	1460	23 units	104,023	81,104	81,104	81,104	
	Resilient Flooring	1460	23 units	104,023	81,104	81,104	81,104	
	Painting	1460	23 units	130,029	101,381	101,381	101,381	
	Range Hoods/Kitchen Cabinets	1460	23 units	179,350	213,941	213,941	213,941	
	Plumbing & Heating	1460	23 units	448,375	235,017	235,017	235,017	
	Electrical	1460	23 units	479,311	281,427	281,427	281,427	
<b>CAL 4016 Jordan Downs</b>	Correct Site Draining	1450	As Needed	<b>0</b>	<b>75,000</b>	<b>75,000</b>	<b>168,750</b>	Added via 2004 budget process. Work will be done by FAC.
	Fire Job, Unit Nos. 411/412	1460	2 Units	0	0	0	168,750	
<b>CAL 4017 Rancho San Pedro Ext.</b>	Enhancements to building facades & landscaping on Harbor Blvd	1450	4 Bldgs	<b>0</b>	<b>81,646</b>	<b>81,646</b>	<b>191,963</b>	Added via full fungibility. WIP 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. 7/31/98)

FFY 2003 CFP - CA16P004-501-03

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)	
<b>CAL 4019 Imperial Courts</b>	Replace window bars	1460	As Needed	0	366,714	366,714	82,016	Added via 2003 budget process. WIP by Central Shops.
				0	310,886	310,886	18,067	
	Electrical Upgrade	1460	1 Bldg	0	55,828	55,828	63,950	Added via 2004 budget process. Work will be performed by FAC.
<b>CAL 4020 Estrada Courts Ext.</b>	<b>Comprehensive Modernization</b>			<b>2,639,975</b>	<b>1,296,140</b>	<b>1,296,140</b>	<b>2,463,586</b>	
	Site Work	1450	20 units	256,297	202,530	202,530	179,705	Work in Process. Work performed by FAC.
	Metalwork/Carpentry	1460	20 units	279,597	159,620	159,620	447,738	
	Insulation and Roofing	1460	20 units	93,199	17,535	17,535	53,360	
	Doors & Windows	1460	20 units	279,597	124,952	124,952	203,194	
	Lath & Plaster and Stucco	1460	20 units	126,541	54,436	54,436	175,652	
	Ceramic Tile	1460	20 units	93,199	40,093	40,093	161,309	
	Resilient Flooring	1460	20 units	93,199	40,093	40,093	161,309	
	Painting	1460	20 units	116,499	50,116	50,116	171,332	
	Range Hoods/Kitchen Cabinetry	1460	20 units	160,689	105,526	105,526	140,993	
	Plumbing & Heating	1460	20 units	401,720	97,123	97,123	247,469	
	Electrical	1460	20 units	429,438	94,117	94,117	211,525	
	Roof Replacement	1460	4 bldgs.	310,000	310,000	310,000	310,000	Work to be performed by outside contractor.
<b>CAL 4021 Mar Vista Gardens</b>	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.

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. 7/31/98)

FFY 2003 CFP - CA16P004-501-03

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)	
	Replace shed doors/roof	1460	As Needed	0	50,000	50,000	0	Added via 2003 budget process. Work to be performed by FAC.
	Replace electrical enclosures	1460	As Needed	0	123,785	123,785	0	Added via 2003 budget process. Work to be performed by FAC.
	Install security cameras	1460	As Needed	0	329,619	329,619	329,619	Added under full fungibility. Work completed by outside contractor.
<b>CAL 4022</b>				<b>4,409,999</b>	<b>2,467,130</b>	<b>2,467,130</b>	<b>3,075,173</b>	
<b>San</b>	<b>Comprehensive Modernization</b>			<b>3,999,999</b>	<b>2,234,400</b>	<b>2,234,400</b>	<b>2,842,443</b>	
<b>Fernando</b>	Site Work	1450	48 units	440,000	442,044	442,044	497,326	
<b>Gardens</b>	Metalwork/Carpentry	1460	48 units	480,000	365,100	365,100	420,376	Work in Process.
	Insulation and Roofing	1460	48 units	160,000	40,110	40,110	95,386	Work performed by FAC.
	Doors and Windows	1460	48 units	480,000	285,803	285,803	341,079	
	Lath & Plaster and Stucco	1460	48 units	217,241	124,513	124,513	179,789	
	Ceramic Tile	1460	48 units	160,000	91,705	91,705	146,981	
	Resilient Flooring	1460	48 units	160,000	91,705	91,705	146,981	
	Painting	1460	48 units	200,000	114,631	114,631	169,907	
	Range Hoods/Kitchen Cabinetry	1460	48 units	275,862	241,368	241,368	296,644	
	Plumbing & Heating	1460	48 units	689,655	222,150	222,150	277,426	
	Electrical	1460	48 units	737,241	215,272	215,272	270,548	
	Asbestos Abatement related to Comprehensive Modernization	1460	66 units	0	32,730	32,730	32,730	Added via full fungibility. WIP by FAC.
	Roof Replacement	1460	20 bldgs.	410,000	200,000	200,000	200,000	Work to be performed by outside contractor.
<b>CAL 4026</b>				<b>0</b>	<b>190,879</b>	<b>190,879</b>	<b>172,844</b>	

**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. 7/31/98)

FFY 2003 CFP - CA16P004-501-03

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)		
<b>Independ. Square</b>	Patio Netting	1460	As Needed	0	26,899	26,899	27,000	Added via 2003 budget process. Work to be performed by FAC.	
	Upgrade showers	1460	As Needed	0	148,000	148,000	145,844	Added under full fungibility. Work to be performed by FAC.	
	Install bathroom heat lamps	1460	As Needed	0	15,980	15,980	0	Added via 2004 budget process. Work to be performed by FAC.	
	<b>CAL 4028</b>	Install bathroom grab bars	1460	As Needed	<b>0</b>	<b>66,906</b>	<b>66,906</b>	<b>68,507</b>	Work completed by FAC.
	<b>609</b>				0	66,906	66,906	68,507	
	<b>CAL 4038</b>	Paint common areas and community room	1460	1 Bldg.	<b>0</b>	<b>19,744</b>	<b>19,744</b>	<b>16,112</b>	Added via 2004 budget process. Work completed by FAC.
	<b>Westside Manor</b>				0	19,744	19,744	16,112	
<b>CAL 4039</b>	Paint building exterior	1460	1 Bldg.	<b>0</b>	<b>7,940</b>	<b>7,940</b>	<b>9,488</b>	Added via 2004 budget process. Work in process by FAC.	
<b>1100 E. 112th</b>				0	7,940	7,940	9,488		
<b>CAL 4065</b>	Paint building exterior	1460	1 Bldg.	<b>0</b>	<b>10,820</b>	<b>10,820</b>	<b>6,875</b>	Added via 2004 budget process. Work to be completed by FAC.	
<b>110 E. 94th</b>				0	10,820	10,820	6,875		
<b>CAL 4079</b>				<b>0</b>	<b>12,167</b>	<b>12,167</b>	<b>11,244</b>		

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. 7/31/98)

FFY 2003 CFP - CA16P004-501-03

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)	
6615 Lemp Ave.	Paint building exterior	1460	1 Bldg.	0	12,167	12,167	11,244	Added via 2004 budget process. Work in process by FAC.
<b>CAL 4138</b> 145 E. 54th	Paint building exterior	1460	1 Bldg.	<b>0</b> 0	<b>12,003</b> 12,003	<b>12,003</b> 12,003	<b>12,003</b> 12,003	Added via 2004 budget process. Work in process by FAC.
<b>CAL 4141</b> 215 E. 93rd	Paint building exterior	1460	1 Bldg.	<b>0</b> 0	<b>12,573</b> 12,573	<b>12,573</b> 12,573	<b>14,472</b> 14,472	Added via 2004 budget process. Work completed by FAC.
<b>CAL 4145</b> 210 W. 91st	Paint building exterior	1460	1 Bldg.	<b>0</b> 0	<b>168,535</b> 12,038	<b>168,535</b> 12,038	<b>164,017</b> 7,520	Added via 2004 budget process. Work in process by FAC.
<b>CAL 4224</b> 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	113,718	113,718	Added via full fungibility. Work to be completed by outside contractor.
<b>CAL 4226</b> Nw Pico II (HA Loc. 226)	Construct Maintenance Bldg.			<b>0</b>	<b>125,000</b>	<b>125,000</b>	<b>0</b>	
		1470	1 bldg.	0	125,000	125,000	0	Added under full fungibility. Work performed by outside contractor.

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

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

FFY 2003 CFP - CA16P004-501-03

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	<b>Authority Wide Administrative Costs</b> 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		1,063,040	1,419,135	1,419,135	1,433,419	Ongoing	
	<b>Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study):</b> Executive General Services Planning Finance/Budget Human Resources MIS								
	<b>B. Fringe Benefits</b>  <b>C. Other Eligible Admin.</b> Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	1410  1410		411,470  240,071	8,123  287,000	8,123  287,000	16,756  287,000	Ongoing  Ongoing	
CAL-4XX	<b>Authority Wide</b> Planning for Crime Prevention through Environmental Design (CPTED) approaches. Initial sites:	1430.2		100,000	370,462	370,462	370,462	WIP by consultant	

**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. 7/31/98)

FFY 2003 CFP - CA16P004-501-03

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	Nickerson Gardens, Imperial Cts, Jordan Downs, Independent Sq. Additional planning for Comp Mod sites, scattered sites, senior sites, plan review.	1430.1		400,000	708,183	708,183	661,607	Ongoing
CAL-4XX	Authority Wide A/E Fund	1430.19		50,000	0	0	0	Reprogrammed
CAL-4XX	Authority Wide CGP Planning Costs	1430.7		250,000	28,316	28,316	74,892	Ongoing
CAL-4XX	Authority Wide Inspection Costs	1495.1		1,500,000	1,810,581	1,810,581	1,810,581	Completed
CAL-4XX	Authority Wide Relocation Fund	1502		0	0	0	0	
CAL-4XX	Authority Wide Contingency	1475.2		800,000	800,000	800,000	280,602	On-going
CAL-4XX	Authority Wide Dwelling and Nondwelling Equipment Costs Stoves, playground equipment, computer learning centers, maintenance vehicles and construction equipment	1408		1,713,935	1,714,258	1,714,258	1,491,534	
CAL-4XX	Authority Wide - Management Improvements 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	1408		503,859	1,599,863	1,599,863	1,399,139	Ongoing

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

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

FFY 2003 CFP - CA16P004-501-03

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)	
	of Commissioners liaison.							
	<b>b. Resident Patrol</b> Conducts a voluntary resident safety program providing residents with training & work experience in the safety industry	1408		86,547	0	0	0	Reprogrammed.
	<b>c. Resident Leadership Training</b> 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
	<b>d. Resident Community Liaison</b> 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.
	<b>e. Senior Activities</b> Coordinates multi-cultural social, inter-generational, health related, and educational events for seniors who reside in public	1408		35,691	0	0	0	Reprogrammed. Activities funded from other sources

**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. 7/31/98)  
Office of Public and Indian Housing

FFY 2003 CFP - CA16P004-501-03

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)	
	housing. Establishes and facilitates senior clubs at developments. Assists with fund raising and event planning.							
	<b>f. Youth Sports</b> 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
	<b>Youth Sports - Continued</b> Coordinates efforts of resident Youth Councils including fundraising and event planning.							
	<b>g. Resident Advisory Board</b>							
	1. Secretary	1408		13,584	0	0	0	Reprogrammed
	2. Overhead: Training/Travel/Oth	1408		36,438	0	0	0	
	<b>h. Funding for Resident Newspaper</b>							
	1. Housing Authority-wide	1408		240,859	38,130	38,130	48,511	Ongoing

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

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

FFY 2003 CFP - CA16P004-501-03

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)	
	employee training (related to conventional housing program)							
	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
	<b>Grand Fund Total</b>			<b><u>17,142,582</u></b>	<b><u>17,142,582</u></b>	<b><u>17,142,582</u></b>	<b><u>16,918,581</u></b>	

**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 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			

**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 4-17 Rancho San Pedro Ext.	16-Sep-05		31-Dec-03	16-Sep-07			
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	16-Sep-05			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)	
110 E. 94th							
CAL 4079 6615 Lemp Ave.	16-Sep-05		31-Mar-04	16-Sep-07		30-Jun-04	
CAL 4138 145 E. 54th	16-Sep-05		31-Mar-04	16-Sep-07			
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	
<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 <u>6-30-05</u> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	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	386,209	386,209	386,209	6,752
4	1410 Administration	386,209	386,209	386,209	101,927
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	200,000	50,000	50,000	64,837
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	173,886	156,511	156,511	707,084
10	1460 Dwelling Structures	1,406,892	1,576,405	1,576,405	1,785,428
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	222,491
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	970,848
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 16)	308,900	126,304	126,304	0
20	Amount of Annual Grant (Sum of lines 2-19)	<b>3,862,096</b>	<b>3,862,096</b>	<b>3,862,096</b>	<b>3,859,367</b>
21	Amount of line 20 Related to LBP Activities	107,014			
22	Amount of line 20 Related to Section 504 Compliance	85,611			
23	Amount of line 19 Related to Security	191,139			
24	Amount of line 20 Related to Energy Conservation Measures	107,104			

**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)	
<b>CAL 4013 Nickerson Gardens</b>	Shower Upgrade	1460	To be determined	0 0	<b>290,498</b> 290,498	<b>290,498</b> 290,498	0 0	Added via full fungibility. Work will be performed by FAC.
<b>CAL 4015 Pueblo del Rio Ext.</b>	<b>Comprehensive Modernization</b>			<b>1,580,778</b>	<b>1,422,831</b>	<b>1,422,831</b>	<b>2,472,160</b>	
	Site Work	1450	23 units	173,886	156,511	156,511	707,083	Work in progress by FAC.
	Metalwork/Carpentry	1460	23 units	189,693	170,740	170,740	336,487	
	Insulation & Roofing	1460	23 units	63,231	56,913	56,913	59,760	
	Doors & Windows	1460	23 units	189,693	170,740	170,740	139,311	
	Lath, Plaster & Stucco	1460	23 units	85,853	77,275	77,275	129,786	
	Ceramic Tile	1460	23 units	63,231	56,913	56,913	123,723	
	Resilient Flooring	1460	23 units	63,231	56,913	56,913	123,726	
	Painting	1460	23 units	79,039	71,142	71,142	127,956	
	Range Hoods/Kitchen Cabinets	1460	23 units	109,019	98,126	98,126	164,536	
	Plumbing & Heating	1460	23 units	272,549	245,316	245,316	233,216	
	Electrical	1460	23 units	291,353	262,242	262,242	326,576	
<b>CAL 4062 1613 E. 41st St.</b>	Paint building exterior	1460	1 Bldg.	0 0	<b>12,047</b> 12,047	<b>12,047</b> 12,047	<b>12,569</b> 12,569	Added via 2004 budget process. Work completed by FAC.
<b>CAL 4073</b>				<b>0</b>	<b>7,540</b>	<b>7,540</b>	<b>7,784</b>	

**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)	
1539 E. 57th St.	Paint building exterior	1460	1 Bldg.	0	7,540	7,540	7,784	Added via 2004 budget process. Work in process by FAC.
<b>CAL-4XX</b>	<b>Authority Wide Administrative Costs</b> 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		239,449	239,449	239,449	76,445	Ongoing
	<b>Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study):</b> Executive General Services Planning Finance/Budget Human Resources MIS							
	<b>B. Fringe Benefits</b>	1410		92,684	92,684	92,684	25,482	Ongoing
	<b>C. Other Eligible Admin. Costs: long-term lease of office</b>	1410		54,076	54,076	54,076	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)	
CAL-4XX	space, publications, travel, printing, advertising, sundry  <b>Authority Wide</b> 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	<b>Authority Wide A/E Fund</b>	1430.1		80,000	20,000	20,000	0	Ongoing
CAL-4XX	<b>Authority Wide CGP Planning Costs</b>	1430.19		0	0	0	0	Reprogrammed
CAL-4XX	<b>Authority Wide Inspection Costs</b>	1430.7		100,000	25,000	25,000	64,836	Ongoing
CAL-4XX	<b>Authority Wide Relocation Fund</b>	1495.1		800,000	800,000	800,000	970,848	Ongoing.
CAL-4XX	<b>Authority Wide Contingency</b>	1502		308,900	126,304	126,304	0	
CAL-4XX	<b>Authority Wide Dwelling and Nondwelling Equipment Costs</b> Stoves, playground equipment, computer learning centers, maintenance vehicles and construction equipment	1475.2		200,000	380,458	380,458	222,491	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	<b>Authority Wide - Management Improvements</b>	1408		386,209	386,209	386,209	6,752	Ongoing
	<b>a. Resident Relations Dept. -</b> 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	6,752	
	<b>b. Resident Patrol</b> Conducts a voluntary resident safety program providing residents with training & work experience in the safety industry	1408		21,635	21,635	21,635	0	
	<b>c. Resident Leadership Training</b> 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)	
	<b>d. Resident Community Liaison</b> 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
	<b>e. Senior Activities</b> 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.
	<b>f. Youth Sports</b> 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
	<b>Youth Sports - Continued</b>							

**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)	
	Coordinates efforts of resident Youth Councils including fundraising and event planning.							
	<b>g. Resident Advisory Board</b>							
	1. Secretary	1408		0	0	0	0	Reprogrammed
	2. Overhead: Training/Travel/Oth	1408		9,272	9,272	9,272	0	Ongoing.
	<b>h. Funding for Resident Newspaper</b>							
		1408		23,181	23,181	23,181	0	Ongoing
	<b>i. Employee Training - Career &amp; Professional Development to Increase capacity to manage &amp; to sustain long-term viability of mod. work &amp; to address identified mgmt. Needs</b>							
	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	
	<b>j. Resident Training for Sect. 3 Opportunities</b>							
		1408		26,798	26,798	26,798	0	Ongoing
	<b>Grand Fund Total</b>			<b>3,862,096</b>	<b>3,862,096</b>	<b>3,862,096</b>	<b>3,859,367</b>	

**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 <u>6-30-05</u> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	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	2,083,483	2,278,236	2,278,236	2,278,236
4	1410 Administration	2,083,483	2,083,483	2,083,483	2,083,483
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	529,001	543,229	543,229	543,229
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,210,732	1,094,548	1,094,548	1,094,548
10	1460 Dwelling Structures	12,374,343	12,363,595	12,363,595	12,363,595
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	82,050	0	0	0
13	1475 Nondwelling Equipment	460,528	460,529	460,529	460,529
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	2,011,212	2,011,213	2,011,213	2,011,213
18	1498 Mod Used for Development	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 16)	0	0	0	0
20	Amount of Annual Grant (Sum of lines 2-19)	<b>20,834,832</b>	<b>20,834,832</b>	<b>20,834,832</b>	<b>20,834,832</b>
21	Amount of line 20 Related to LBP Activities	1,000,000			
22	Amount of line 20 Related to Section 504 Compliance	380,000			
23	Amount of line 20 Related to Security	1,828,600			
24	Amount of line 20 Related to Energy Conservation Measures	0			

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

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

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4001 Ramona Gardens</b>	<b>Emergency</b> In place management of lead poisoning hazards - repaint bldg eves.	1460	100%	<b>33,635</b> 33,635	<b>35,334</b> 35,334	<b>35,334</b> 35,334	<b>35,528</b> 35,528	Work completed by Force Account Construction (FAC).
<b>CAL 4003 Pueblo del Rio</b>	Paving and Asphalt repair	1450	As needed	<b>35,630</b> 35,630	<b>35,630</b> 35,630	<b>35,630</b> 35,630	<b>35,630</b> 35,630	Work completed by FAC.
<b>CAL 4004 Rancho San Pedro</b>	Replace windows, install window bars & security screen doors	1460	3 Units	<b>20,192</b> 20,192	<b>149,346</b> 149,346	<b>149,346</b> 149,346	<b>149,346</b> 149,346	Remainder of work in in other grants. Pending completion.
<b>CAL 4006 William Mead</b>	Replace site water lines. Part of Scope of Work for Soil Remediation	1450	16 Bldgs.	<b>386,053</b> 315,000	<b>98,051</b> 0	<b>98,051</b> 0	<b>98,051</b> 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.
	<b>Emergency</b> Landscaping to mitigate hazards from contaminated	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)	
<b>CAL 4007 Estrada Courts</b>	soil. Required by Cal. DTSC.			<b>423,580</b>	<b>381,052</b>	<b>381,052</b>	<b>381,051</b>	
	Paving and Asphalt repair	1450	As needed	5,900	5,900	5,900	5,900	Work completed by FAC.
	<b>Emergency</b> Upgrade Interior Electric	1460	30 Bldgs.	392,846	350,310	350,310	350,309	Work completed by FAC.
<b>CAL 4010 Gonzaque Village</b>	<b>Emergency</b> Fire Job, Unit #214	1460	1 unit	24,834	24,842	24,842	24,842	Work completed by FAC.
	Install Roof Vents	1460	As Needed	<b>0</b> 0	<b>12,574</b> 12,574	<b>12,574</b> 12,574	<b>12,574</b> 12,574	Added under full fungibility. Work completed by FAC.
<b>CAL 4013 Nickerson Gardens</b>	Roof Replacement Phase III	1460	55 Bldgs	<b>2,015,095</b> 1,249,200	<b>1,616,660</b> 1,532,286	<b>1,616,660</b> 1,532,286	<b>1,616,660</b> 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.
	<b>Emergency</b> Fire Job, Unit #4	1460	1 unit	0	74,266	74,266	74,266	Emergency Item added. Work completed by FAC.
<b>CAL 4015 Pueblo del</b>	<b>Comprehensive Modernization</b>			<b>98,311</b>	<b>15,845</b>	<b>15,845</b>	<b>15,844</b>	

**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)	
Rio Ext.	Asbestos Abatement	1460	As Needed	98,311	15,845	15,845	15,844	Work in conjunction Comp Mod by contractor.
<b>CAL 4016 Jordan Downs</b>	Roof Replacement	1460	35 Bldgs	<b>705,069</b> 685,000	<b>767,643</b> 747,574	<b>767,643</b> 747,574	<b>767,391</b> 747,322	Work completed by contractor.
	<b>Emergency</b> Fire Repairs - Unit 560	1460	1 Unit	20,069	20,069	20,069	20,069	Work completed by FAC.
<b>CAL 4017 Rancho San Pedro Ext.</b>	Install Security Windows and Doors	1460		<b>761,450</b> 700,000	<b>1,373,041</b> 1,112,172	<b>1,373,041</b> 1,112,172	<b>1,373,041</b> 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.
<b>CAL 4019 Imperial Courts</b>	Remove Trailer	1450	1 Unit	<b>1,116,112</b> 0	<b>1,154,258</b> 95,121	<b>1,154,258</b> 95,121	<b>1,154,320</b> 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	125,096	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.
<b>CAL 4020 Estrada Courts Ext.</b>	<b>Comprehensive Modernization</b>			<b>2,950,000</b>	<b>3,444,125</b>	<b>3,444,125</b>	<b>3,444,125</b>	
				<b>2,475,000</b>	<b>3,228,436</b>	<b>3,228,436</b>	<b>3,228,436</b>	
	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.

**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)		
<b>CAL 4022 San Fernando Gardens</b>	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.	
	<b>Emergency</b> Fire Job, Unit #389	1460	1 unit	0	16,438	16,438	16,438	Emergency item added. Work completed by FAC.	
					<b>4,248,487</b>	<b>4,492,462</b>	<b>4,492,462</b>	<b>4,492,462</b>	
	<b>Comprehensive Modernization</b>				<b>3,900,000</b>	<b>4,391,503</b>	<b>4,391,503</b>	<b>4,391,503</b>	
	Site Work	1450	66 units	449,449	502,473	502,473	502,473	Completed	
	Metalwork/Carpentry	1460	66 units	436,019	1,037,221	1,037,221	1,037,221	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.		

**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)	
	Roof Replacement	1460	9 bldgs.	280,000	68,860	68,860	68,860	Work Completed by an outside contractor.
<b>CAL 4026 Independ. Square</b>	Install Fire Doors	1460	1	<b>0</b> 0	<b>79,151</b> 79,151	<b>79,151</b> 79,151	<b>79,151</b> 79,151	Added via full fungibility. Completed by an outside contractor.
<b>CAL 4028 609 California Apartments</b>	<b>Emergency</b> Install Call-for-Aide System	1460	1	<b>25,000</b> 25,000	<b>44,650</b> 44,650	<b>44,650</b> 44,650	<b>44,650</b> 44,650	Work completed by outside contractor.
<b>CAL 4046 Simpson- Saticoy</b>	<b>Emergency</b> Install Call-for-Aide System	1460	1	<b>0</b> 0	<b>35,000</b> 35,000	<b>35,000</b> 35,000	<b>35,000</b> 35,000	Added via full fungibility. Completed by FAC.
<b>CAL 4060 2927 Partridge Ave.</b>	Asphalt Paving	1450	1	<b>0</b> 0	<b>1,368</b> 1,368	<b>1,368</b> 1,368	<b>1,368</b> 1,368	Added via 2004 budget process. Work completed by FAC.
<b>CAL 4064 11442 Emilita St.</b>	Asphalt Paving	1450	1	<b>0</b> 0	<b>4,461</b> 4,461	<b>4,461</b> 4,461	<b>4,461</b> 4,461	Added via 2004 budget process. Work completed by FAC.
<b>CAL 4067</b>				<b>0</b>	<b>4,245</b>	<b>4,245</b>	<b>4,245</b>	

**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)	
5737 Klump	Asphalt Paving	1450	1	0	4,245	4,245	4,245	Added via 2004 budget process. Work completed by FAC.
<b>CAL 4143</b>				<b>0</b>	<b>2,168</b>	<b>2,168</b>	<b>2,168</b>	
4331 Honduras St.	Asphalt Paving	1450	1	0	2,168	2,168	2,168	Added via 2004 budget process. Work completed by FAC.
<b>CAL 4181</b>				<b>0</b>	<b>1,191</b>	<b>1,191</b>	<b>1,191</b>	
744 No. Tularosa Dr.	Asphalt Paving	1450	1	0	1,191	1,191	1,191	Added via 2004 budget process. Work completed by FAC.
<b>CAL 4226</b>				<b>0</b>	<b>63,241</b>	<b>63,241</b>	<b>63,241</b>	
Nw Pico II (HA Loc. 226)	<b>Emergency</b> Fire Job, Unit #207	1460	1	0	63,241	63,241	63,241	Work completed by FAC.
<b>CAL-4XX</b>	<b>Authority Wide Administrative Costs</b> 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	1410		<b>1,291,759</b>	<b>1,369,678</b>	<b>1,369,678</b>	<b>1,369,678</b>	<b>Ongoing</b>

**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)	
	Admin. Assistant (3) Secretary (1) Management Clerk (5)							
	<b>Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study):</b> Executive General Services Planning Finance/Budget Human Resources MIS							
	<b>B. Fringe Benefits</b>	<b>1410</b>		<b>500,036</b>	<b>234,671</b>	<b>234,671</b>	<b>234,671</b>	<b>Ongoing</b>
	<b>C. Other Eligible Admin.</b> Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	<b>1410</b>		<b>291,688</b>	<b>442,880</b>	<b>442,880</b>	<b>442,880</b>	<b>Ongoing</b>
<b>CAL-4XX</b>	<b>Authority Wide</b> 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.	<b>1430.2</b>		<b>100,000</b>	<b>208,650</b>	<b>208,650</b>	<b>208,650</b>	Consultant study completed.
<b>CAL-4XX</b>	<b>Authority Wide A/E Fund</b>	1430.1		<b>400,000</b>	<b>85,273</b>	<b>85,273</b>	<b>85,273</b>	Ongoing

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

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

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide 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	Ogoing
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
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	1408		0	13,674	13,674	13,674	Ongoing. Added under

**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)	
	Conducts a voluntary resident safety program providing residents with training & work experience in the safety industry							full fungibility.
	<b>c. Resident Leadership Training</b> 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
	<b>d. Resident Community Liaison</b> 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
	<b>e. Senior Activities</b> Coordinates multi-cultural social, inter-generational, health	1408		0	0	0	0	Reprogrammed. Activities funded from other sources

**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)	
	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.							
	<b>f. Youth Sports</b> 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
	<b>Youth Sports - Continued</b> Coordinates efforts of resident Youth Councils including fundraising and event planning.							
	<b>g. Resident Advisory Board</b>							
	1. Secretary	1408		0	0	0	0	Reprogrammed
	2. Overhead: Training/Travel/Ot	1408		0	0	0	0	
	<b>h. Funding for Resident Newspaper</b>							
		1408		71,050	34,523	34,523	34,523	Ongoing

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

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

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<b>i. Employee Training - Career &amp; Professional Development to Increase capacity to manage &amp; to sustain long-term viability of mod. work &amp; to address identified mgmt. Needs</b>							
	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	
	<b>j. Resident Training for Sect. 3 Opportunities</b>							
		1408		90,000	43,251	43,251	43,251	Ongoing
	<b>Grand Fund Total</b>			<b><u>20,834,832</u></b>	<b><u>20,834,832</u></b>	<b><u>20,834,832</u></b>	<b><u>20,834,832</u></b>	

**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	
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	Requirements of State of Calif Dept. of Toxic Substance Control caused delays
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		Comprehensive Grant		FFY of Grant Approval	
Housing Authority of the City of Los Angeles		CA16P00450101		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 6-30-05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	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 Soft Costs	2,412,310	2,412,310	2,412,310	2,412,310
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	2,283,856	2,102,690	2,102,690	2,102,690
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	825,551	956,216	956,216	956,216
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,578,543	1,980,249	1,980,249	1,980,249
10	1460 Dwelling Structures	12,536,316	12,369,251	12,369,251	12,369,251
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	15,500	22,724	22,724	22,724
13	1475 Nondwelling Equipment	938,232	746,868	746,868	746,868
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		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	22,838,561
	Amount of line 20 Related to LBP Activities	440,000			
	Amount of line 20 Related to Section 504 Compliance	251,801			
	Amount of line 20 Related to Security - Soft Costs	0			
	Amount of line 20 Related to Security - Hard Costs	1,413,000			
	Amount of line 20 Related to Energy Conservation Measures	708,300			

**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  
OMB 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: <b>2001</b>		
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>CAL 4006</b>				<b>15,500</b>	<b>19,723</b>	<b>19,723</b>	<b>19,723</b>	
<b>William Mead</b>	Install electrical & fencing for computer learning trailer	1470	1	15,500	19,723	19,723	19,723	Completed.
<b>CAL 4015</b>				<b>4,330,789</b>	<b>4,477,745</b>	<b>4,477,745</b>	<b>4,477,744</b>	
<b>Pueblo del Rio Ext.</b>	<b>Comprehensive Modernization</b>			<b>4,326,800</b>	<b>4,473,756</b>	<b>4,473,756</b>	<b>4,473,755</b>	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	262,126	Work done by Force
	Ceramic Tile	1460	45 units	173,072	193,057	193,057	193,057	Account Construction
	Resilient Flooring	1460	45 units	173,072	193,057	193,057	193,057	(FAC).
	Painting	1460	45 units	216,340	241,321	241,321	241,321	
	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	480,033	
	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
<b>CAL 4020</b>				<b>4,420,543</b>	<b>4,479,804</b>	<b>4,479,804</b>	<b>4,479,804</b>	
<b>Estrada</b>	<b>Comprehensive Modernization</b>			<b>4,420,543</b>	<b>4,479,804</b>	<b>4,479,804</b>	<b>4,479,804</b>	Work on this phase of

**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: <b>2001</b>		
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>Courts Ext.</b>	Site Work	1450	50 units	486,260	358,964	358,964	358,964	Comp Mod complete.
	Metalwork/Carpentry	1460	50 units	530,465	1,030,171	1,030,171	1,030,171	Additional phases of
	Insulation and Roofing	1460	50 units	176,822	31,962	31,962	31,962	Comp Mod in later
	Doors & Windows	1460	50 units	530,465	658,697	658,697	658,697	CFP grants. Work
	Lath & Plaster and Stucco	1460	50 units	240,080	302,575	302,575	302,575	done by FAC.
	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	256,789	
	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	
<b>CAL 4022</b>				<b>5,221,327</b>	<b>5,188,401</b>	<b>5,188,401</b>	<b>5,188,403</b>	
<b>San Fernando Gardens</b>	<b>Comprehensive Modernization</b>			<b>5,221,327</b>	<b>5,188,401</b>	<b>5,188,401</b>	<b>5,188,403</b>	
<b>San Fernando Gardens</b>	Site Work	1450	66 units	574,346	817,290	817,290	817,291	Work on this phase of
	Metalwork/Carpentry	1460	66 units	626,559	923,509	923,509	923,509	Comp Mod complete.
	Insulation and Roofing	1460	66 units	208,853	77,578	77,578	77,578	Additional phases
	Doors and Windows	1460	66 units	626,559	738,418	738,418	738,418	of Comp Mod in
	Lath & Plaster and Stucco	1460	66 units	283,572	342,394	342,394	342,394	later CFP grants.
	Ceramic Tile	1460	66 units	208,854	252,177	252,177	252,177	Work done by FAC.
	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		
<b>CAL 4088</b>				<b>2,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**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: <b>2001</b>		
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)	
354 E, 105th St (HA Loc. 495)	Replace utility room doors	1460	2 Units	2,500	0	0	0	Reprogrammed.
CAL 4143 4331 Honduras (HA Loc. 486)	Install access ramp unt B Sect. 504 accommodation	1460	1 Unit	1,700	0	0	0	Moved under full fungibility.
CAL 4224 Nw Pico I (HA Loc. 224)	<b>Emergency</b> Repairs to wooden decks	1460	8 Bldgs	25,000	12,363	12,363	12,363	Work completed by FAC.
	<b>Other Work</b> 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	30,594	30,594	30,593	Work completed by FAC.
CAL-4XX	<b>Authority Wide Administrative Costs</b> Mod. Director Asst. Director Const.	1410		1,415,534	1,732,383	1,732,383	1,732,383	Ongoing

**Annual Statement/Performance and Evaluation Report  
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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)	
	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)							
	<b>Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation stud</b>	1410						
	Executive General Services Planning Finance/Budget Human Resources MIS							
	<b>B. Fringe Benefits</b>	1410		<b>548,354</b>	<b>89,083</b>	<b>89,083</b>	<b>89,083</b>	Ongoing
	<b>C. Other Eligible Admin.</b> Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	1410		<b>319,968</b>	<b>228,299</b>	<b>228,299</b>	<b>228,299</b>	Ongoing
<b>CAL-4XX</b>	<b>Authority Wide</b>	1430.2		0	330,156	330,156	330,156	Added under full fungibility.

**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	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.	1430.1		325,551	321,032	321,032	321,032	Ongoing
CAL-4XX	Authority Wide A/E Fund							
CAL-4XX	Authority Wide Inspection Costs	1430.7		500,000	345,593	345,593	345,593	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

**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	<b>Authority Wide - Management Improvements</b>	<b>1408</b>		<b>2,412,310</b>	<b>2,332,787</b>	<b>2,332,787</b>	<b>2,332,788</b>	Completed
	<b>a. Resident Relations Dept. -</b> 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
	<b>b. Resident Patrol</b> 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
	<b>c. Resident Leadership Training</b> 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

**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)	
	<b>d. Resident Community Liaison</b> 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
	<b>e. Senior Activities</b> 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
	<b>f. Youth Sports</b> 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	1408		408,872	364,812	364,812	364,812	Completed

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

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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: <b>2001</b>		
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)	
	to deter youth from gangs & drugs. Promote youth involvement in positive activities. (Cont'd)							
	<b>Youth Sports - Continued</b> Coordinates efforts of resident Youth Councils including fundraising and event planning.							
	<b>g. Resident Advisory Board (RAB)</b>							
	1. RAB Secretary	1408		0	0	0	0	Reprogrammed
	2. Overhead: Training/Travel/Oth	1408		0	0	0	0	Reprogrammed
	<b>h. Computer Learning Centers</b> Salaries & operating costs for CLCs. CLCs provide access to computer training, tutorials, job placement.	1408		57,728	57,728	57,728	57,728	Added under full fungibility. Complete
	<b>i. Family Investment Cntr</b> Salaries & operating costs for job training & placement program.	1408		10,889	10,889	10,889	10,889	Added under full fungibility. Complete
	<b>j. Language Services</b> Salaries & operating costs for provision of interpretation & translations services.	1408		184,953	184,953	184,953	184,953	Added under full fungibility. Complete
	<b>k. Funding for Resident</b>							

**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: <b>2001</b>		
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)	
	Newspaper	1408		46,311	46,311	46,311	46,311	Added under full fungibilit
	<b>I. Employee Training - Career &amp; Professional Development-</b> 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
	<b>m. Resident Training for Sect. 3 Opportunities</b>	1408		56,928	52,264	52,264	52,264	Completed
	<b>Grand Fund Total</b>			<b><u>22,838,561</u></b>	<b><u>22,838,561</u></b>	<b><u>22,838,561</u></b>	<b><u>22,838,561</u></b>	

**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**

<b>PHA Name:</b> Housing Authority of the City of Los Angeles			<b>Grant Type and Number</b> Capital Grant Program Number: CA16P00450101 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2001</b>	
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)	
<b>CAL 4006 William Mead</b>	31-Mar-03		31-Mar-03	30-Sep-04		30-Jun-04	
<b>CAL 4015 Pueblo Extension</b>	31-Mar-03		31-Mar-02	30-Sep-04		30-Jun-04	
<b>CAL 4020 Estrada Courts Ext.</b>	31-Mar-03		31-Mar-02	30-Sep-04		30-Jun-04	
<b>CAL 4022 San Fernando Gardens</b>	31-Mar-03		31-Mar-02	30-Sep-04		30-Jun-04	
<b>CAL 4088 354 E 105th St</b>	31-Mar-03		31-Mar-03	30-Sep-04		30-Jun-04	
<b>CAL 4143 4331 Honduras</b>	31-Mar-03		31-Mar-03	30-Sep-04		30-Jun-04	
<b>CAL 4224 New Pico I</b>	31-Mar-03		31-Mar-03	30-Sep-04		30-Jun-04	
<b>CAL 4226 New Pico II</b>	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**

<b>HA Name</b> Housing Authority of the City of Los Angeles	<b>Comprehensive Grant</b> CA16P00450100	<b>FFY of Grant Approval</b> 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 6/30/05  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	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)	<b>23,766,601</b>	<b>23,766,601</b>	<b>23,766,601</b>	<b>23,766,601</b>
20	Amount of line 19 Related to LBP Activities	565,165			
21	Amount of line 19 Related to Section 504 Compliance	53,557			
22	Amount of line 19 Related to Security	1,615,489			
23	Amount of line 19 Related to Energy Conservation Measures	502,817			

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/30/05**

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: <b>2000</b>		
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)	
<b>CAL-4001 Ramona Gardens</b>	Repair Walkways/Gutters	1450	As needed	<b>4,748,382</b> 12,684	<b>4,713,787</b> 12,684	<b>4,713,787</b> 12,684	<b>4,713,787</b> 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)
<b>Cal 4003 Pueblo Del Rio</b>	<b>Emergency</b> Fire Job - Unit #356	1460	1	<b>53,534</b> 53,534	<b>53,534</b> 53,534	<b>53,534</b> 53,534	<b>53,534</b> 53,534	Completed - Kumbaya (FA)
<b>CAL 4004 Rancho San Pedro</b>	<b>Emergency</b> Fire Job - Unit #232	1460	1	<b>957,902</b> 2,880	<b>1,182,139</b> 2,880	<b>1,182,139</b> 2,880	<b>1,182,139</b> 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)
<b>Cal 4005 Aliso Village</b>	<b>Emergency</b> Lead-based paint (LBP) In-Place Management & exterior painting of management building	1470	100%	<b>68,101</b> 68,101	<b>68,101</b> 68,101	<b>68,101</b> 68,101	<b>68,101</b> 68,101	Completed - Kumbaya (FA)
<b>CAL 4006</b>				<b>420,026</b>	<b>420,026</b>	<b>420,026</b>	<b>420,026</b>	

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/30/05**

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: <b>2000</b>		
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)	
<b>William Mead</b>	<b>Emergency</b>							
	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)	
<b>CAL 4007 Estrada Courts</b>				<b>541,195</b>	<b>541,195</b>	<b>541,195</b>	<b>541,195</b>	
Replace Concrete walkways	1450	As Needed	27,644	27,644	27,644	27,644	27,644	Completed - Kumbaya (FA)
LBP In-Place Management	1460	100%	502,925	502,925	502,925	502,925	502,925	Completed - Kumbaya (FA)
Playground Refurbishment	1450	1	747	747	747	747	747	Completed - Kumbaya (FA)
Landscaping	1450	1	9,879	9,879	9,879	9,879	9,879	Completed - Kumbaya (FA)
<b>CAL 4008 Rose Hill Courts</b>				<b>754,733</b>	<b>754,733</b>	<b>754,733</b>	<b>754,733</b>	
Termite Damage Assess & Fumigation	1460	1 Bldg.	54,425	54,425	54,425	54,425	54,425	Completed - Kumbaya (FA)
Restore Building after Destructive Testing for structural damage	1460	1 Bldg.	587,709	587,709	587,709	587,709	587,709	Completed - Kumbaya (FA)
Refinish Hardwood Floors	1460	100%	50,101	50,101	50,101	50,101	50,101	Completed - Kumbaya (FA)
Landscape Erosion	1450	As Needed	62,113	62,113	62,113	62,113	62,113	Completed - Kumbaya (FA)
Playground Refurbishment	1450	1	385	385	385	385	385	Completed - Kumbaya (FA)
<b>CAL 4009</b>				<b>151,194</b>	<b>101,781</b>	<b>101,781</b>	<b>101,781</b>	

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/30/05**

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: <b>2000</b>		
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)	
<b>Avalon Gardens</b>	<b>Emergency</b>							
	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)
				<b>124,353</b>	<b>143,811</b>	<b>143,811</b>	<b>143,811</b>	
<b>CAL 4010 Hacienda Village</b>	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)
				<b>1,241,635</b>	<b>1,242,732</b>	<b>1,242,732</b>	<b>1,242,732</b>	
<b>CAL 4013 Nickerson Gardens</b>	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)
	<b>Emergency</b>							
	Fire Job - Unit #211	1460	1	26,751	26,751	26,751	26,751	Completed - Kumbaya (FA)
	<b>Other work items</b>							
	Playground Refurbishment	1450	1	20,141	20,141	20,141	20,141	Completed - Kumbaya (FA)
				<b>2,238,934</b>	<b>2,234,486</b>	<b>2,234,486</b>	<b>2,234,485</b>	
<b>CAL 4015 Pueblo del Rio</b>	<b>Comp. Mod Phase IV</b>			<b>2,181,000</b>	<b>2,204,863</b>	<b>2,204,863</b>	<b>2,204,862</b>	
	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)

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/30/05**

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: <b>2000</b>		
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)	
	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)
<b>CAL 4016</b>				<b>701,247</b>	<b>537,029</b>	<b>537,029</b>	<b>537,029</b>	
<b>Jordan Downs</b>	<b>Emergency</b>							
	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
<b>CAL 4017</b>				<b>201,992</b>	<b>173,324</b>	<b>173,324</b>	<b>173,324</b>	
<b>Rancho San Pedro</b>	Playground Refurbishment	1450	1	1,992	1,992	1,992	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.
<b>CAL 4019</b>				<b>266,821</b>	<b>266,851</b>	<b>266,851</b>	<b>266,851</b>	
<b>Imperial Courts</b>	Replace Chain Link Fence	1450	1	10,441	10,441	10,441	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)

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/30/05**

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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)	
<b>CAL 4020 Estrada Extension</b>	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)
	<b>Emergency</b> Fire Job - Unit #346 & 466	1460	2 Units	39,686	39,686	39,686	39,686	Completed - Kumbaya (FA)
				<b>79,315</b>	<b>79,315</b>	<b>79,315</b>	<b>79,315</b>	
	Asbestos Removal	1460	17 units	69,589	69,589	69,589	69,589	Completed - Outside Contractor
	Playground Refurbishment	1450	1	9,726	9,726	9,726	9,726	Completed - Kumbaya (FA)
<b>CAL 4021 Mar Vista Gardens</b>				<b>1,012,786</b>	<b>856,824</b>	<b>856,824</b>	<b>856,824</b>	
	Cement & Gutter Repairs	1450	As	82,403	82,403	82,403	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)
<b>CAL 4022 San Fernando Gardens</b>				<b>123,297</b>	<b>78,297</b>	<b>78,297</b>	<b>78,297</b>	
	<b>Emergency</b> Fire Unit #279	1460	1	14,287	14,287	14,287	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)

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/30/05**

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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)	
<b>CAL 4024</b> Dana Strand	Playground Refurbishment	1450	1	<b>6,147</b> 6,147	<b>6,147</b> 6,147	<b>6,147</b> 6,147	<b>6,147</b> 6,147	Completed by Kumbaya (FA)
<b>CAL 4026</b> Independent Square	Landscaping	1450	1	<b>556,683</b> 1,207	<b>737,898</b> 1,207	<b>737,898</b> 1,207	<b>737,898</b> 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
<b>CAL 4028</b> <b>609</b> California	<b>Emergency</b> Termite Fumigation	1460	1 Bldg.	<b>85,111</b> 14,900	<b>85,111</b> 14,900	<b>85,111</b> 14,900	<b>85,111</b> 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)
<b>CAL 4029</b> <b>Gibson</b> <b>Manor</b> HACLA 429	<b>Non-Routine Maintenance</b> Replace damaged concrete	1450	As needed	<b>80,982</b> 3,757	<b>80,982</b> 3,757	<b>80,982</b> 3,757	<b>80,982</b> 3,757	Completed - Kumbaya (FA)
	Re-roofing	1460	1 Bldg.	77,225	77,225	77,225	77,225	Completed
<b>CAL 4048</b> <b>Yosemite</b> <b>Apts</b> HACLA 448	<b>Non-Routine Maintenance</b> Mildew abatement	1460	1	<b>27,164</b> 24,764	<b>27,164</b> 24,764	<b>27,164</b> 24,764	<b>27,164</b> 24,764	Completed
	Landscape/Shrubs	1450	As Needed	2,400	2,400	2,400	2,400	Completed by Kumbaya (FA)

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/30/05**

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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)	
<b>CAL 4060</b> Partridge Street HACLA 460	<b>Non-Routine Maintenance</b> Landscape/Shrubs	1450	1	<b>3,527</b> 3,527	<b>3,527</b> 3,527	<b>3,527</b> 3,527	<b>3,527</b> 3,527	Completed - Kumbaya (FA)
<b>CAL 4063</b> 11218 Emelita St. HACLA 462	<b>Non-Routine Maintenance</b> Replacement of Fencing	1460	1	<b>5,037</b> 1,037	<b>3,299</b> 1,037	<b>3,299</b> 1,037	<b>3,299</b> 1,037	Completed - Kumbaya (FA)
	Security Lighting	1460	1	4,000	2,262	2,262	2,262	Completed - Kumbaya (FA)
<b>CAL 4144</b> 3206 Naomi HACLA 487	<b>Non-Routine Maintenance</b> Replace Fencing	1460	1	<b>25,056</b> 25,056	<b>25,056</b> 25,056	<b>25,056</b> 25,056	<b>25,056</b> 25,056	Completed - Kumbaya (FA)
<b>CAL 4039</b> 1100 E 112th Street HACLA 489	<b>Non-Routine Maintenance</b> Replace Fencing	1460	1	<b>3,250</b> 3,250	<b>3,250</b> 3,250	<b>3,250</b> 3,250	<b>3,250</b> 3,250	Completed - Kumbaya (FA)
<b>CAL 4074</b> 216 E. 87th Street HACLA 494	<b>Non-Routine Maintenance</b> Replacement of Fencing	1460	1	<b>1,655</b> 1,655	<b>1,655</b> 1,655	<b>1,655</b> 1,655	<b>1,655</b> 1,655	Completed by Kumbaya (FA)

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/30/05**

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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)	
<b>CAL-4XX</b>	<b>PHA-Wide Construction Items</b>							
<b>CAL-4XX</b>	<b>Authority Wide Administrative Costs</b> 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		<b>1,473,280</b>	<b>1,473,280</b>	<b>1,473,280</b>	<b>1,473,280</b>	Complete
	<b>Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study):</b> Executive General Services Planning Finance/Budget Human Resources MIS	1410						
	<b>B. Fringe Benefits</b>	1410		<b>570,560</b>	<b>570,560</b>	<b>570,560</b>	<b>570,560</b>	Complete

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/30/05**

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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)	
	<b>C. Other Eligible Admin.</b> Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	1410		<b>332,820</b>	<b>332,820</b>	<b>332,820</b>	<b>332,820</b>	Complete
CAL-4XX	<b>Authority Wide A/E Fund</b>	1430.1		<b>879,000</b>	<b>910,211</b>	<b>910,211</b>	<b>910,211</b>	Completed.
CAL-4XX	<b>Authority Wide CGP Planning Costs</b>	1430.19		<b>1,540</b>	<b>2,364</b>	<b>2,364</b>	<b>2,364</b>	Completed.
CAL-4XX	<b>Authority Wide Environmental Consulting Costs:</b>	1430.2		<b>934,802</b>	<b>772,756</b>	<b>772,756</b>	<b>772,756</b>	Completed.
CAL-4XX	<b>Authority Wide Inspection Costs</b>	1430.7		<b>397,000</b>	<b>541,857</b>	<b>541,857</b>	<b>541,857</b>	Completed.
CAL-4XX	<b>Authority Wide Dwelling and Nondwelling Equipment Costs</b> Maintenance Equipment	1475		<b>67,611</b>	<b>67,611</b>	<b>67,611</b>	<b>67,611</b>	Complete.
CAL-4XX	<b>Authority Wide Relocation Fund</b>	1495.1		<b>2,828,887</b>	<b>2,828,887</b>	<b>2,828,887</b>	<b>2,828,887</b>	Complete.
CAL-4XX	<b>Authority Wide Contingency</b>	1502		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
CAL-4XX	<b>Authority Wide Rehab for scattered sites</b>	1460	As needed	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	Reprogrammed.
CAL-4XX	<b>Authority Wide Emergency concrete work</b>	1460	As needed	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	Reprogrammed.

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/30/05**

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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-4XX	<b>Authority Wide Playground Refurb and landscaping</b>	1450	As needed	0	0	0	0	Costs shown in specific locations.
CAL-4XX	<b>Authority Wide Management Improvements</b>	<b>1408</b>		<b>1,801,041</b>	<b>1,844,201</b>	<b>1,844,201</b>	<b>1,844,201</b>	
	<b>a. Resident Relations Administration</b> 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>b. Resident Patrol</b> 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.
	<b>c. Resident Leadership Training</b>	1408		211,909	211,909	211,909	211,909	Complete.

**Part II: Supporting Pages**

Office of Public and Indian Housing

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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)	
	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							
	<b>d. Resident Community Liaison</b> 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.
	<b>e. Senior Activities</b> 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
	<b>f. Youth Sports</b>	1408		93,319	93,319	93,319	93,319	Complete.

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
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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)	
	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.							
	<b>g. HARAC</b>	1408		0	0	0	0	Reprogrammed
	<b>h. Jobs Plus</b>	1408		43,339	43,339	43,339	43,339	Completed.
	<b>i. Computer Learning Center</b>	1408		92,521	92,521	92,521	92,521	Complete.
	<b>j. Subscription to HTVN</b>	1408		8,055	8,055	8,055	8,055	Complete.
	<b>k. Employee Training - Career &amp; Professional Development</b>	1408		178,623	178,782	178,782	178,782	Complete.
	To increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs							

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
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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)	
	<b>I. Resident Training for Sect. 3 opportunities.</b>	1408		61,064	62,264	62,264	62,264	Complete.
	<b>m. Resident &amp; community Services.</b> 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.
	<b>Grand Fund Total</b>			<b><u>23,766,600</u></b>	<b><u>23,766,601</u></b>	<b><u>23,766,601</u></b>	<b><u>23,766,601</u></b>	

**Annual Statement/Performance and Evaluation Report U.S. Department of Housing  
Comprehensive Grant Program (CGP) and Urban Development  
Part III: Implementation Schedule Office of Public and Indian Housing**

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

**CFP - 711 Ann. P&E through 6/30/05**

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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)	
<b>CAL 4-01 Ramona Gardens</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-03	
<b>CAL 4-03 Pueblo del Rio</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-01	
<b>CAL 4-04 Rancho San Pedro</b>	31-Mar-02		30-Jun-01	30-Sep-02		30-Jun-03	
<b>CAL 4-05 Aliso Village</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-02	
<b>CAL 4-06 William Mead</b>	31-Mar-02		31-Mar-02	30-Sep-02		31-Dec-02	
<b>CAL 4-07 Estrada Courts</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-03	
<b>CAL 4-08 Rose Hill Courts</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
<b>CAL 4-09 Avalon Gardens</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
<b>CAL 4-10 Hacienda Village</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-03	
<b>CAL 4-13</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	

**Annual Statement/Performance and Evaluation Report U.S. Department of Housing  
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**CFP - 711 Ann. P&E through 6/30/05**

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: <b>2000</b>	
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)		
<b>Nickerson Gardens</b>								
<b>CAL 4-15 Pueblo del Rio Ext.</b>	31-Mar-02		30-Jun-01	30-Sep-02	30-Sep-03	30-Sep-03	Asbestos Work Scheduled in Conjunction with Comp. Mod.	
<b>CAL 4-16 Jordan Downs</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02		
<b>CAL 4-17 Rancho San Pedro</b>	31-Mar-03		31-Mar-03	30-Sep-03		30-Sep-03		
<b>CAL 4-19 Imperial Courts</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02		
<b>CAL 4-20 Estrada Courts Ext.</b>	31-Mar-02		30-Jun-01	30-Sep-02	30-Sep-03	30-Sep-03	Asbestos Work Scheduled in Conjunction with Comp. Mod.	
<b>CAL 4-21 Mar Vista Gardens</b>	31-Mar-03		31-Mar-03	30-Sep-03		30-Sep-03		
<b>CAL 4-22 San Fernando Gardens</b>	31-Mar-02		30-Jun-01	30-Sep-02	30-Sep-03	30-Sep-03	Asbestos Work Scheduled in Conjunction with Comp. Mod.	
<b>CAL 4-24 Dana Strand</b>	31-Mar-03		31-Mar-03	30-Jun-03		30-Jun-03		

**Annual Statement/Performance and Evaluation Report U.S. Department of Housing  
Comprehensive Grant Program (CGP) and Urban Development  
Part III: Implementation Schedule Office of Public and Indian Housing**

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

**CFP - 711 Ann. P&E through 6/30/05**

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: <b>2000</b>
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)	
<b>CAL 4-26 Independent Square HUD 4-026</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	Item added in 2003  
<b>CAL 4-28 609 California</b>	31-Mar-02		31-Mar-02	31-Dec-02		30-Sep-03	
<b>CAL 4-29 Gibson Manor</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
<b>CAL 4-48 Yosemite Apts HUD 4-048</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-03	
<b>CAL 4-60 Partridge Street HUD 4-060</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
<b>CAL 4-62 11218 Emelita St. HUD 4-063</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
<b>CAL 4-87 3206 Naomi HUD 4-144</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
<b>CAL 4-89 1100 E 112th HUD 4-039</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
<b>CAL 4-94</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	

**Annual Statement/Performance and Evaluation Report U.S. Department of Housing  
 Comprehensive Grant Program (CGP) and Urban Development  
 Part III: Implementation Schedule Office of Public and Indian Housing**

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

**CFP - 711 Ann. P&E through 6/30/05**

<b>PHA Name:</b> Housing Authority of the City of Los Angeles		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P00450100 Replacement Housing Factor Grant No:					<b>Federal FY of Grant:</b> <b>2000</b>	
<b>Development Number/Name HA-Wide Activities</b>	<b>All Funds Obligated (Quarter Ending Date)</b>			<b>All Funds Expended (Quarter Ending Date)</b>			<b>Reasons for Revised Target Dates (2)</b>	
	<b>Original</b>	<b>Revised (1)</b>	<b>Actual (2)</b>	<b>Original</b>	<b>Revised (1)</b>	<b>Actual (2)</b>		
<b>216 E. 87th HUD 4-074</b>								

**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: <b>2005</b>
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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	688,217		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>688,217</u>		<u>0</u>	<u>0</u>
	Amount of line __ Related to LBP Activities				
	Amount of line __ Related to Section 504 compliance				
	Amount of line __ Related to Security --Soft Costs				
	Amount of Line __ related to Security-- Hard Costs				
	Amount of line __ 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: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Acquisition of Existing Housing Units for new Public Housing	Replacement Reserve Funds from Replacement Housing Factor for FFY 2005.  A modified RHF Plan will be submitted to HUD requesting second five-year increment of RHF funds received to date will be utilized for the acquisition of existing dwelling units for new public housing. An RFH Plan will be formulated and presented to HUD in a timely manner.	1490		688,217		0	0	
	<b>GRAND TOTAL</b>			<b>688,217</b>		<b>0</b>	<b>0</b>	





# 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: CA16R00450105	Federal FY of Grant: <b>2005</b>
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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	2,324,792		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>2,324,792</u>		<u>0</u>	<u>0</u>
	Amount of line __ Related to LBP Activities				
	Amount of line __ Related to Section 504 compliance				
	Amount of line __ Related to Security --Soft Costs				
	Amount of Line __ related to Security-- Hard Costs				
	Amount of line __ 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: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed-Finance Redevelopment to be Determined	Replacement Reserve Funds from Replacement Housing Factor for FFY 2005.  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		2,324,792		0	0	
<b>GRAND TOTAL</b>				<b>2,324,792</b>		<b>0</b>	<b>0</b>	





# 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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004502-04	<b>Federal FY of Grant:</b> 2004
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:    )  
  Performance and Evaluation Report for Period Ending: 6/30/05  
  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				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,777,928		0	0
19	1502 Contingency				
	<b>Amount of Annual Grant: (sum of lines...)</b>	<b>1,177,928</b>		<b>0</b>	<b>0</b>
	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: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Acquisition of Existing Housing Units for new Public Housing	Replacement Reserve Funds from Replacement Housing Factor for FFY 2004.  A modified RHF Plan will be submitted to HUD requesting second five-year increment of RHF funds received to date will be utilized for the acquisition of existing dwelling units for new public housing. An RFH Plan will be formulated and presented to HUD in a timely manner.	1490		1,177,928		0	0	
<b>GRAND TOTAL</b>				<b>1,177,928</b>		<b>0</b>	<b>0</b>	





# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name		HOUSING AUTHORITY OF THE CITY OF LOS ANGELES			<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004501-04	<b>Federal FY of Grant:</b> 2004
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:  
 Performance and Evaluation Report for Period Ending: 6/30/05  
  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				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,188,525		0	0
19	1502 Contingency				
	<b>Amount of Annual Grant: (sum of lines...)</b>	<b>1,188,525</b>		<b>0</b>	<b>0</b>
	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: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	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	
	<b>GRAND TOTAL</b>			<b>1,188,525</b>		<b>0</b>	<b>0</b>	





# 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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004502-03	<b>Federal FY of Grant:</b> 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: 06/30/05  
  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...)	<b>1,209,795</b>		<b>0</b>	<b>0</b>
	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: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Acquisition of Existing Housing Units for new Public Housing	Replacement Reserve Funds from Replacement Housing Factor for FFY 2003.  A modified RHF Plan will be submitted to HUD requesting second five-year increment of RHF funds received to date will be utilized for the acquisition of existing dwelling units for new public housing. An RFH Plan will be formulated and presented to HUD in a timely manner.	1490		1,209,795		0	0	
	<b>GRAND TOTAL</b>			<b>1,209,795</b>		<b>0</b>	<b>0</b>	





# 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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004501-03	<b>Federal FY of Grant:</b> 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: 06/30/05  
  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				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,026,265		0	0
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<b>1,026,265</b>		<b>0</b>	<b>0</b>
	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: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	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	
	<b>GRAND TOTAL</b>			<b>1,026,265</b>		<b>0</b>	<b>0</b>	



**Annual Statement/Performance and Evaluation Report**

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

**Part 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: <b>2003</b>
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"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004501-02	<b>Federal FY of Grant:</b> 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: 06/30/05  
  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				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	2,717,676		0	0
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<b>2,717,676</b>		<b>0</b>	<b>0</b>
	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: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed-Finance development of site at 5616 – 5632 Fountain Avenue	Replacement Reserve Funds from Replacement Housing Factor for FFY 2002.  RHF Plan will be submitted to HUD for review and approval. Revised plan calls for use of funds in a mixed-finance development at 5616 –5632 Fountain Avenue. Public Housing units will be proportional to the amount of PH funds in project. Other sources of funds will be Housing Authority equity of approximately \$938,549. Upon review and approval of the revised development plan, HUD will establish appropriate obligation and expenditure end dates..	1490		2,717,676		0	0	
<b>GRAND TOTAL</b>				<u>2,717,676</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 1: Summary

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004501-01	<b>Federal FY of Grant:</b> 2001
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:    )  
  Performance and Evaluation Report for Period Ending: 06/30/05  
  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...)	<b>2,292,715</b>		<b>0</b>	<b>0</b>
	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: <b>2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	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	
	<b>GRAND TOTAL</b>			<b>2,292,715</b>		<b>0</b>	<b>0</b>	



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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004501-00	<b>Federal FY of Grant:</b> 2000
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 06/30/05  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	0		0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,236,088		0	0
19	1502 Contingency				
	<b>Amount of Annual Grant: (sum of lines...)</b>	<b>1,236,088</b>		<b>0</b>	<b>0</b>
	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: <b>2000</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	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	
	<b>GRAND TOTAL</b>			<b>1,236,088</b>		<b>0</b>	<b>0</b>	



# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004501-99	<b>Federal FY of Grant:</b> 1999
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:    )  
  Performance and Evaluation Report for Period Ending: 06/30/05  
  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				
	<b>Amount of Annual Grant: (sum of lines...)</b>	<b>1,025,042</b>		<b>0</b>	<b>0</b>
	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: <b>1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	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	
	<b>GRAND TOTAL</b>			<b>1,025,042</b>		<b>0</b>	<b>0</b>	



## Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16P004709-99	<b>Federal FY of Grant:</b> 1999
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:    )  
  Performance and Evaluation Report for Period Ending: 06/30/05  
  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		487,287	487,287
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...)	<b>487,287</b>		<b>487,287</b>	<b>487,287</b>
	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: <b>RHF-FFY 1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	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	
	<b>GRAND TOTAL</b>			<b>487,287</b>		<b>0</b>	<b>0</b>	



## **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

## 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 the 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

### 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 200 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. At Imperial Courts, 2 families have purchased homes under the same program.

The Housing Authority has been successful in assisting participants of the Section 8 Family Self-Sufficiency program in achieving homeownership. Of the 200 graduates, 47 have utilized their individual escrow accounts to cover the down payment of their own home. Three hundred and ninety two current Family Self-Sufficiency participants have escrow accounts between \$1,000 and \$5,000. One hundred forty-four have escrow accounts between \$5,000 and \$10,000. One hundred six 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, 30 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.

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

September 29, 2005

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 2006 Draft Agency Plan. The Agency Plan Resident Advisory Boards, 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 31, 2005 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 24, 2005 – June 23, 2005: 19 resident meetings at public housing sites.
- May 3, 2004 – May 26, 2005: 7 regional Section 8 meetings
- August 31, 2005: 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 2005 and continues into October, 2005. 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 public 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 on July 8, 2004 and mailed to or provided to Section 8 JANE members in July meetings.
- Published Notices concerning the Draft Agency Plan and the Public Hearing in eight newspapers: Los Angeles Times, Rafu Shimpo, Los Angeles Watts Times, La Opinion, Eastside Journal, Chinese Daily News, Los Angeles Daily Journal, and the Korea Times. Notices were published on July 14, 2005.
- Included in August rent statement a flier to the residents of the conventional sites announcing the availability of the Plan for review and the date of the Public Hearing.
- Assembled documentation relevant to the non-required sections of the Agency Plan and made it available for public inspection at HACLA headquarters beginning July 14, 2004.
- The Housing Authority Board of Commissioners conducted a Public Hearing regarding the Draft Agency Plan on August 31, 2005. The Public Hearing was attended by 116 residents, Section 8 participants, advocates, 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 Thursday October 6, 2005 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**

## **LATE FEE**

- **Should be able to do electronically.**
- **You should devise an electronic means of paying the rents and therefore cutting down on the time to process the rents. Another way – we should be able to pay the rent at the development office instead of the main office on Wilshire.**

*Thank you for these suggestions. The HACLA will look into the ability to process rent electronically as suggested. There are different ways of doing so, either through automatic electronic withdrawals from an established checking or savings account or through resident initiated one time withdrawal as needed.*

*The HACLA will have to consider the economic implication of this in terms of initiation/set-up charges to the HACLA and residents, compatibility with our financial institution that processes the payments received, and other factors.*

*Rather than allow rental payments to be submitted to the site office, they are sent to a post office lockbox. This is a more efficient way of collecting payments rather than having staff accept and post payments, and then prepare and submit for deposit. This allows for quicker processing of payments and prevents any mistakes in tenant's accounts by HACLA employees.*

- **Push it to the 7<sup>th</sup> at the latest.**
- **This is not fair because a lot of us get paid twice a month and we can't afford to save from one check to another.**
- **Need to consider the fact of when people get their checks.**
- **My check comes on the 3<sup>rd</sup>, may not be able to make it in by the 5<sup>th</sup>.**
- **Working people get paid at different times; you have to consider that when doing this.**
- **What about welfare payments? People on TANF don't get paid on the 1<sup>st</sup>, most are staggered though the month.**

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – PUBLIC HOUSING

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- **What if you don't get paid before the 1<sup>st</sup>?**

*In an analysis of rental payments, it was learned that only 16% of households submit their rent on or before the first of the month. Rent is received from 33% of households between the 1<sup>st</sup> and the 5<sup>th</sup> of the month, which is the cut-off date for staff to begin processing 14-day Pay or Quit Notices (Notice(s)). The rent for 51% of households is received after the 5<sup>th</sup> of the month, requiring staff to process and deliver (on a monthly basis) over 3,500 Notices. This has been and continues to be an administrative burden.*

*The HACLA proposed the late fee, not to punish residents, but to provide an incentive to residents to submit their rent in a timely manner in adherence to their Rental Agreement. This proposed change is not required by HUD but it is allowed under the Part 24 of the Codes of Federal Regulations, Section 966.4. This change requires a modification to both the HACLA's Rental Agreement and the Admissions and Continued Occupancy Policy (ACOP). This proposed language change was included in the 2006 Draft Agency Plan that was available for public comment. At the initial meetings with residents, it was proposed/presented that the HACLA would institute a late fee for rents received after the 5<sup>th</sup> of the month.*

*During the initial meetings with Resident Leaders and residents, great concern was expressed on the impact this fee may have on seniors, as they often do not get their Social Security check until the 3<sup>rd</sup> of the month, which may leave them prone to the late charge. Taking this into consideration, the HACLA revised the cut-off date from the 5<sup>th</sup> as was presented to residents, to the 10<sup>th</sup> of the month as was included in the Draft that was available for public comment. Further comments by residents and resident leaders have convinced the HACLA to reduce the initially proposed charge from \$25 to \$20.*

*In the past, HACLA had worked out an agreement with the County of Los Angeles' Department of Public and Social Services (DPSS), the agency which oversees TANF, to allow for HACLA residents to receive their monthly assistance on the first of the month. The HACLA will revisit that arrangement to ensure that it is still in effect and that residents are aware of what needs to be done to allow for a change in payments to them by DPSS.*

*The HACLA understands the concerns of working families and the timing of their paydays. Unlike working with a single agency such as DPSS to get checks issued on a certain date, making any sort of similar arrangement or customizing rent due dates is impossible. Ultimately, regardless of the source the income, it remains the resident's responsibility to fulfill his/her legal obligations as addressed in the Rental Agreement.*

*It is the opinion of the HACLA that something must be done to encourage residents to fulfill their financial obligations in a timely manner. This issue is only going to gain importance and the HACLA is faced with an 11% - 40% reduction in non-utility subsidy from HUD due to the introduction of the new Operating Formula. .*

- **I am old; sometimes I don't feel like paying my rent.**

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – PUBLIC HOUSING

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*Regardless of the age of the resident, paying rent in accordance with the Rental Agreement is one of the responsibilities that you agreed to uphold when you signed the Agreement.*

- **There are no mail boxes here and it has to get mailed to an “unknown address,” that affects the timing.**
- **Problem with mailing it out if you don’t have access to a car and missed the deliveryman because there are no mailboxes here.**

*The HACLA will continue to work with the United States Postal Service to see about the possibility of installing mail drop boxes in the offices.*

- **How does the timing work?**
- **Will it be the actual check or the postmark?**
- **Does the rent have to be postmarked or posted (cashed) to get the late charge?**
- **How will you handle it if turned into the office?**

*The late fee will be assessed if the rent is not posted by our financial institution by the close of business on the 10<sup>th</sup> of the month for which the rent is for. Payment of the late fee itself will not be due until the first of the following month.*

- **There are no controls, three times I have sent payment on the 28<sup>th</sup> and the check is not cashed until the 12<sup>th</sup> or 14<sup>th</sup>.**

*If you are able to verify that you were erroneously charged the late fee, either due to a failing of the HACLA or our financial institution, the HACLA will either rescind the charge for that incident or reimburse you, depending upon the situation.*

- **If you have a bad record will there be a way to fix it, how will it affect me in my housing?**

*The only way to correct a “bad record” in the area of paying rent is to pay your rent as you agreed to when you signed the Rental Agreement.*

- **\$25 is too high.**

*After hearing this from many residents, the HACLA has decided to reduce the late fee charge to \$20*

- **What about any hardship?**
- **What about seniors?**
- **What about the handicapped?**
- **To the elderly and disabled this will create a hardship.**

*Given the comments received, the HACLA had considered the possibility of having a two-tiered fee, one for families and lower one for seniors and disabled households. Due to fair housing concerns though we are unable to do so.*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – PUBLIC HOUSING

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*The purpose of the late fee is not to punish residents, but to provide an incentive for residents to pay their rent as they agreed to when they entered into the Rental Agreement with the HACLA.*

- **HACLA in past had working people take forms to employers proving when they get paid so that they can pay their rent later.**  
*There had been talk of such an arrangement, but it was never instituted. It would be impossible and an administrative burden to customize rent due dates for working families.*
- **Is this for everyone?**  
*This would apply to all public housing units owned and operated by the HACLA.*
- **There are no provisions in my Rental Agreement for a Late Charge.**  
*Through the Agency Plan process, a revision is being made to the Rental Agreement and the Admissions and Continued Occupancy Policy. This policy would take effect on January 1, 2006.*
- **A \$25 for a late charge is comparable to the “private sector” but not for “public housing.”**  
*A minimum \$25 late fee is standard industry practices, regardless if units are in the open market or assisted. For families in the Section 8 program, most of them have late fees included in their lease agreements.*
- **Can we protest?**  
*Residents had the ability to express their issues and concerns at the 19 site meetings and the public hearing. The HACLA took into consideration those issues and concerns and as a result revised both the initial cut-off date (from the 5<sup>th</sup> to the 10<sup>th</sup> of the month) and reduced the charge from \$25 to \$20.*
- **We shouldn't be penalized for those who do not pay their rent on time.**  
*Those who pay their rent in accordance with the Rental Agreement will not be penalized by this.*
- **What about having people take a budget class so they can better manage their money and won't get evicted for not paying rent or paying late.**  
*That is a good suggestion and it will be shared with the Resident Relations Department to identify such programs.*
- **How dare the HACLA make their money off the backs of the low-income! And what about the federal government and county – they should help by getting checks to people before the 5<sup>th</sup>.**  
*The late fee is not being done to penalize residents. The HACLA will look into re-instituting an agreement with the Department of Public Social Services about allowing HACLA families to have their TANF payments the first week of the month.*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – PUBLIC HOUSING

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- **First the rents (Flat Rents) go up and HACLA says if you were not living in housing, this is what you'd be paying. If we were living outside of housing, we would have blinds, carpet, and parking at least. Should just say that you want all residents out because changes happen without resident input. You want your rent on time, but don't come out on time to do repairs.**
- **You keep raising our rent and we see no improvement or get input.**
- **I pay my rent on time but it takes 25 days to fix something.**

*The comments are appreciated. The collection of rent is just one of the numerous responsibilities in running public housing. The timing of repairs to units is not connected to the timing of rental payments and late fees. If you require a repair in your unit and you have called the Work Order number, and if after a reasonable period of time (24 hours for an emergency and 7 days for a non-emergency), the repair is not corrected, call both the Work Order number and your site manager. It is in the HACLA's best interest for residents to point out problems and to address repairs to the property as quickly as possible. If you still do not receive a response, please contact the Assistant Director of Housing Management at (213) 252-1820.*

#### THIRD PARTY VERIFICATION

- **What about the charge we get from the bank for verification?**
- **My bank charges me for statements. Can you do something about that?**

*In accordance with 24 CFR 960.259 (c ) and PIH Notice 2004-01, HUD is requiring the HACLA to, as best as possible, only use Third Party Verification sources when determining income for calculating the rent. It is not the intention of the HACLA to have residents face unnecessary charges when providing the documents necessary to determine income. The HACLA is in the process of updating the procedures used for income verification to include a \$5,000 threshold of assets in savings and checking accounts before we will request verification directly from the financial institution. For individuals whose total balance of all accounts is less than \$5,000, we will accept original copies of the most recent quarterly or the past 3 months monthly statements. Residents will be informed when this change occurs. The HACLA will reimburse a family who received a charge from their financial institutions if the HACLA required Third Party Verification for assets over \$5,000.*

#### OPERATING FORMULA

- **What can we do about this?**
- **Will it affect services (office hours, staff, mowing)?**

*Presented to public housing residents was the proposed revision in the formula used by HUD to fund public housing. Currently, HUD uses a formula set in 1975 that sets the HACLA's Allowable Expense Level (AEL) at \$435 for 2005. The Proposed Rule introduced by HUD on April 14, 2005 would reduce that baseline*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – PUBLIC HOUSING

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*AEL to a \$341 Project Expense Level (PEL). This would be a 22% reduction in the baseline, which would result in a reduction of 46% in non-utility subsidy. If the formula as proposed by HUD were to take effect, it would be a significant impact on the HACLA's ability to maintain safe and sanitary housing for its residents. The HACLA thought it important for residents to be aware of this, as it would impact the quality of life and level of services currently provided.*

*At the present time, the HACLA could face either a 31% or 54% reduction in non-utility subsidy. If the HACLA is successful in implementing project/asset-based management, the loss could be capped at the 31%. If unsuccessful, the loss would be 54% over a 5-year period. As more is learned, residents will be informed through notices in their rent statements and presentations to the Resident Advisory Councils (RACs) and Resident Management Corporations (RMCs). We share the concerns expressed by residents and hope that a realistic funding formula would be developed.*

#### **MISCELLANEOUS**

- **People need to be better housekeepers – HACLA use to train people on housekeeping. Can they do that again?**

*The Housing Management Department is looking into reintroducing this program. Training would be provided for those coming into public housing and for those who fail the annual housekeeping inspection. The HACLA relies on residents to help maintain the property in decent, safe, and sanitary conditions. Residents' failure to maintain their units, HACLA supplied appliances and exteriors in clean and/or functioning order, and failure to report any deficiencies only creates additional costs to the HACLA and can become a nuisance to neighbors.*

- **There are too many dogs here – what are you going to do about them?**

*This is an issue of great concern to the HACLA, especially as aggressive dogs are brought into the developments. In addressing this problem, it is important for residents to assist in identifying to the HACLA those units where non-authorized dogs are being housed. The HACLA will continue to work with the residents and the city's animal control to pick-up stray dogs on the property.*

- **Trespassers – what about visitors who are invited by minors, will the whole family be evicted if that visitor does something?**

*If a guest of any member of the household commits violent criminal or drug related criminal offenses on or near the development, while he/she is a guest of a member of the household member, it places the entire household at risk of eviction. In such cases, the HACLA will look at all the evidence and extenuating circumstances before a final decision is made.*

- **I moved here a year ago and in 3 months they stole my car. I had to replace my window glass 2 or 3 times. People come to rob rooms or apartments from other companions or neighbors and steal from humble people in the street.**

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – PUBLIC HOUSING

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*The HACLA continues to work with the LAPD to identify “hot-spots” of criminal activity to better redirect resources. The HACLA is in re-negotiations with the LAPD on extending the Memorandum of Agreement (MOA), which is used to provide for supplemental police coverage from officers working overtime. While the HACLA understands and respects the fear that residents have in reporting crime, if residents do not report criminal activity, whether they are a victim or witness, the HACLA and LAPD will be challenged in addressing this issue.*

- **We accept the rules but we are never listened to and we feel forgotten, that is why no one comes to the meetings.**  
*It is unfortunate that this is what some residents at this site feel. Hopefully the reassignment of managers will improve the situation. If the situation is not improved, please contact the Assistant Director of Housing Management.*
- **Have present at the health fair holistic, alternatives, herbal, acupuncture or other health benefits that others may not be aware of.**  
*Thank you for the suggestion. We will take it into consideration when planning the next health fair.*
- **The area surrounding the building is filthy, the parking area is littered with trash and the bin on the west side is never picked up and cleaned.**  
*If the site is not being maintained properly, if trash is not picked up, or common areas are dirty, please make sure that your manager is aware of this. If you do not see any improvements in a reasonable time (1 week from reporting), please contact the Assistant Director of Housing Management. If s/he is unavailable, contact the Director of Housing Management. Both the Assistant Director and Director may be reached at (213) 252-1820.*
- **People need to stop parking in the white zone if they are not loading/unloading.**  
*The HACLA is working with the City Council office for this site and the appropriate City department(s) to have the curb repainted to a different color to discourage people from parking in the passenger loading zone.*
- **Pigeons**  
*The HACLA understands the problems that pigeons create at sites, especially to balconies. At one point it was thought that netting could be installed, but that was eliminated due to local health and fire codes. The HACLA will continue to work to identify alternative measures that could be used.*
- **Are there any plans to sell the buildings?**  
*There are no plans to sell any HACLA properties. If the HACLA were to make such a decision, you would be made aware of such plans and would have a say in any plan that included demolition or disposition of properties.*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – PUBLIC HOUSING

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#### **RENTS**

- **How many times can the flat rent be moved?**

*Each year during the Agency Plan process, a review is done on the Flat Rent schedule. While it is possible that the HACLA could choose to increase the Flat Rent each year, it has decided not to for 2005 or 2006. If it is decided to increase the Flat Rent schedule in 2007, it would be part of the presentations to residents and residents would have advanced notice if such a change were to occur as well as opportunity for input.*

*Households can choose to pay the Flat Rent once a year. If families choose not to pay the Flat Rent, they will be charged the standard income-based rent.*

- **Why did my rent go up?**

*Rent is based upon the income in and composition of the household. If at the time of an annual review, your reported income is higher than your last annual review, then your rent will be adjusted upwards. Last year, the HACLA finally implemented the long deferred pro-ration of rent for households which have members that are not citizens or legal residents (“mixed” families). The pro-ration of the rent caused those mixed families to lose the portion of their rental subsidy for the non-legal household members. Families then had to make up that difference. Please feel free to ask the management office to explain how your rent was calculated.*

#### **MAINTENANCE**

- **When you call the Work Order, it takes months and even when you follow-up with it at manager and give them the order number, they are told that their priority is vacancies. Most fixtures are neglected. Is there some way that work orders can be done before 3 months?**
- **Complaint – the workers take too long to fix houses or things. (Resident’s answer) That is because they work per hour. Thank you. I work per hour.**
- **I moved to a new apartment and they have never fixed the screen in the bathroom and the flies come in through there.**

*Maintaining the properties in decent, safe, and sanitary condition is a priority for the HACLA. It is also a challenge given the age of the properties and the continual reduction in funding to support the program. Emergency Work Order calls are to be addressed within 24 hours. Non-emergency calls are to be addressed within a reasonable time. If you have put in a call for maintenance and it has not been addressed in a reasonable time, please call back the Work Order Center and let your manager know as well. 99% of all emergency work orders are addressed within 24 hours. On average, it takes 15 days for non-emergency work orders to be completed.*

- **How come we do not have maintenance on site here? (Rose Hill)**

*The management and maintenance for Rose Hill Courts is shared with William Mead Homes. Maintenance crews are on site each day. If you have a maintenance issue that has not been addressed, please contact the management office.*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – PUBLIC HOUSING

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- **Why don't you fix the vacant units? It is not good for us that they are left vacant.**  
*It is not only the best interest for residents, but for the HACLA's as well to fill vacant unit. Vacant units become a nuisance to residents, threaten the safety of the community, and cost the HACLA money. The HACLA is facing a challenge at many of the sites due to asbestos abatement issues. Due to the age of the properties, the tile work contains asbestos. If, after a unit is vacated, we identified that there is damage to the tile, health and safety protocol requires the HACLA to treat the tile before any work can begin. If the test confirms the presence of asbestos, then specific procedures have to take place by individuals certified in asbestos abatement. This all has to happen before HACLA can re-enter the unit to make it ready for re-renting. This has had the effect of prolonging the time it has taken to fill vacant units.*

#### **PARKING**

- **Need to fix the parking.**  
*Parking continues to be a problem at each of our sites. When the properties were first built in the 1940s and 1950s, it was not envisioned that residents would have as many cars as they do, nor was it predicted that there would be as many abandoned or unattended vehicles. The only way to create more parking is to take away green space or buildings, currently there are not the funds to do this. Even if more parking was available there would remain the problem of multiple cars per household, abandoned cars, and not enough parking spaces for all cars registered to HACLA units.*

*At most HACLA sites, the policy allows for one parking permit per unit and on occasions two, such as in the case of providing a reasonable accommodation for a disability. This permit allows for parking in HACLA parking lots. Street parking is available for those cars not holding a HACLA permit. The HACLA continues to work with the LAPD to tow away unauthorized cars from HACLA lots and abandoned vehicles.*

#### **COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)**

*THE hacla IS A RECIPIENT OF cdbg FUNDS FROM THE CITY OF LOS ANGELES, WHICH ARE USED TO PROVIDE SOCIAL SERVICES AT hacla SITES. Cdbg FUNDS PRIMARILY THE COMMUNITY SERVICE CENTERS AND THE ONE SOURCE SATELLITES. THROUGH THESE PROGRAMS, RESIDENTS OF ALL AGES CAN GET ASSISTANCE EITHER WITH EDUCATIONAL, JOB TRAINING ISSUES, AND/OR RECREATIONAL ACTIVITIES. RESIDENTS ARE INFORMED OF THESE PROGRAMS AND ACTIVITIES THROUGH INSERTS IN RENT STATEMENTS, FLYERS TO THEIR DOOR, OR PRESENTATIONS BY RESIDENT RELATIONS STAFF AT MONTHLY COMMUNITY MEETINGS. DURING THE AGENCY PLAN SITE MEETINGS, PRESENTATIONS WERE MADE BY RESIDENT RELATIONS STAFF TO REMIND RESIDENTS OF THE SERVICES AVAILABLE AND TO*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – PUBLIC HOUSING

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*GIVE RESIDENTS A CHANCE TO PROVIDE INPUT AS TO THE TYPES AND QUALITY OF SERVICES DELIVERED.*

- **There is nothing at Pico itself for the kids it is all up at Aliso Village – it is not safe for the kids to have to walk up to 1<sup>st</sup> Street.**

*In addition to the facility at the new Pueblo Del Sol, there is the City's Recreation and Park facility across the street on 4<sup>th</sup> Street where there are many programs for the youth at Pico-Las Casitas. The City's Community Development Department is also building a facility on 4<sup>th</sup> Street that will be accessible to youth from Pico and Las Casitas.*

- **When will the new building on 4<sup>th</sup> street be finished and what programs will be in there?**

*The building probably will not be completed until late 2006. The Community Development Department for the City will operate programs at the site for youth.*

## 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 associated projects. Non-Capital Fund questions were responded to by the site manager and/or the Technical Services Project Manager 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 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 HACLA has available to do any modernization are dependent upon Congressional allocations. Each year the HACLA has to reevaluate its list of targeted capital projects as it identifies unexpected emergency needs and copes with a shrinking

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – PUBLIC HOUSING

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level of federal funding for modernization work. This is the reason why, at times, what residents were told was planned at their site might be changed in the following year's work plan.

Beginning with the 2006 Capital Fund cycle, the HACLA is proposing to commit a portion of the FFY 2006 award to leverage funds. This would enable the HACLA to address more needs than currently can be addressed given the limited funding. Beginning with the 2006 award, 12.5% of the Capital Fund received may be earmarked for debt refinancing. It is anticipated that through this, the HACLA could access over \$30 million to commit to outstanding work.

THE FOLLOWING ARE THE CAPITAL FUND RELATED QUESTIONS RECEIVED FROM THE OUTREACH MEETINGS.

#### INDEPENDENT SQUARE

- **We need showers in the bathroom; a lot of us have back problems and may get hurt getting in/out of the tub. We have been waiting for years for showers.**  
*This has been a capital item scheduled to occur for a few years. The design stage has been completed and a pilot installed, but there are budgetary restrictions that need to be resolved for the project to move forward.*
- **Need covering on the glass windows to keep the sun out – it is so hot when the sun is coming in.**  
*The HACLA is looking into a pilot program of installing the film on some windows to evaluate the effectiveness and maintenance needs of this type of product. Residents can purchase and install shading on their balcony to protect them from the sun. If the resident vacates the unit, they must take the shading with them as well*

#### ART SNYDER - YOSEMITE

- **Doors are too heavy for people in wheel chairs or using canes. It is difficult and painful to come into/out of homes.**  
*Thank you for bringing this to our attention. The doors have been readjusted to 5 pounds of pressure on the closer in accordance with the building codes.*
- **I have spoken to many people about the humidity in my unit – they can never do anything. Two weeks ago I requested to move into a vacant unit. I have already filled out my doctor paperwork; I would like to know if they are going to give it to me.**  
*This is an issue in many parts of the building. There has been included in pending Capital Fund work items measures to address the humidity problem. Given that there has been a reassignment of the manager for this site, please speak to your manager about the status of your transfer request.*
- **The carpeting on the 2<sup>nd</sup> and 3<sup>rd</sup> hallways needs to be replaced.**

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – PUBLIC HOUSING

---

*This will be added to the list of jobs to be considered in the 2006 budget. Please keep in mind that the shrinking federal support for public housing restricts the HACLA's ability to replace such items as carpeting as often as it is desired.*

- **What are the seismic panels?**  
*Seismic panels are enforcement panels for earthquake safety*
- **Need more air in the building.**  
*A new central air unit was installed in this building to provide fresh air to the common areas. At the time of the meeting at this site, the unit was down for servicing but has since been repaired and brought back on line.*

#### PICO – LAS CASITAS

- **The unit/building numbers (address) on the Casitas have to be bigger, easier to read. I had some incidences of emergency personnel not being able to find my house.**  
*This was a concern of the HACLA as well and has already been completed.*
- **The white doors are turning yellow.**  
*The HACLA is aware of the problem with the doors at this site. The doors are still under warranty and we are working with the manufacturer to correct the problem.*
- **There is not enough security for the cars.**  
*The Memorandum of Agreement (MOA) with the LAPD should help to improve the security in the development. As part of the MOA, LAPD will be towing cars that are unauthorized, abandoned, or improperly parked. It is also important for residents to not allow unauthorized individuals or vehicles into the gates.*

#### WILLIAM MEAD

- **When will the soil work be completed?**  
*Soil Remediation has been complete and the contractor is demobilizing. The only remaining part of the contract is resurfacing of playgrounds; two of which will be completed by the end of September 2005 and the third one will be completed by the end of November 2005.*

#### GIBSON MANOR

- **Lighting on the walkway on the 2<sup>nd</sup> floor.**  
*The lighting for common areas has been replaced. As repairs are needed, please contact the management and maintenance staff so they can make the necessary repairs.*
- **Cameras don't have film.**  
*This system is in need of an upgrade. The HACLA will include it on a list of work items to be considered for the 2006 budget.*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – PUBLIC HOUSING

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- **Improve the light in the parking lot.**  
*The HACLA will include it on a list of work items to be considered for the 2006 budget.*
- **How often is the unit suppose to be painted?**  
*The HACLA has a schedule to paint units every 5 years. Unfortunately, due to limited resources, this has not been able to be maintained. Please consult with your manager for an evaluation of the paint job in your unit.*
- **Spraying for roaches only 2 times a year is not enough.**  
*Currently the HACLA exterminates the building two times a year. Residents are able to supplement the insect extermination by purchasing additional traps on their own.*
- **Why the additional security?**  
*At the time of this site's meeting, the fire alarm system in the building was down for repairs. Security guards were hired to provide 24-hour fire watch until the system was working again.*
- **We only see the green shirts when there are people visiting.**  
*The primary source for doing yard maintenance at this site is contracted out. At the time of this site's meeting, the contract had expired and not been renewed. To provide some level of maintenance, crews were being borrowed from other sites as available. Since that time contracts have been renewed and regular on-going maintenance has been reinstated. If you feel that the ground maintenance is not adequate, please let the manager know.*

#### 609 CALIFORNIA

- **The remote control does not work.**  
*If your remote control for the gate is not working, please contact the managers so that you can be issued a new one.*
- **Not able to close curtain in the showers.**  
*When the handrails were installed, they were extended to the end of the shower wall, preventing the curtain to fully close against the wall. HACLA will look into the possibility of redesigning the handrails.*
- **The handrails down the stairs need to be fixed.**  
*Please notify the manager whenever there is a problem with fixtures in the common area.*
- **The water goes from extremes of hot to cold and back.**  
*This is being looked into and the feasibility of replacing all the faucets is being considered for inclusion in the 2006 budget.*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – PUBLIC HOUSING

---

#### NICKERSON GARDENS

- **Old pipes are leaking and creating mold/mildew. Repairs are not good quality and I keep complaining but nothing happens.**

*When there are maintenance problems in your unit, please contact the Work Order Center before they become bigger problems. If the work that is done in your unit is not done correctly or completely, please call the Work Order Center and report the deficiency, also let the manager know. If after a reasonable time the deficiencies are not corrected then follow-up with the manager. If you receive no response from the manager, contact the Assistant Director or Director of Housing Management at (213) 252-1820.*

- **Changes to kitchens done in the past are cracking.**
- **What about ceilings falling apart and walls peeling off?**

*The HACLA had begun to correct the work done previously in the kitchen, but due to budget restrictions, completion of the work has been put on hold. At the first sight of water getting into a ceiling, please contact the Work Order Center and the site manager.*

#### ROSE HILL COURTS

- **We need more attention in the units. Windows need to be repaired – they don't close correctly, so during the cold season, we suffer from the cold. The kitchen sink is ugly and peeling. The smoke ventilator is peeling and looks ugly.**

*As with many of the HACLA inventory, the buildings are over 60 years old and the federal funding for the upkeep of these properties has never met up with the need. As funds become available, this site may become a candidate for future modernization improvements.*

- **Water is leaking out of my bathtub.**  
*Please contact the Work Order Center.*

#### ESTRADA COURTS

- **What about the gaps in the doors?**

*The gap in question is located at the base of the security screen doors. Due to still pending issues with the vendor that provided the doors, HACLA's Technical Services Department was advised not to undertake any modifications to the previously installed security screen doors. Door-bottom sweeps were to be provided by the door vendor. We will further discuss this issue with legal counsel to determine if the door sweeps which are currently missing can be installed without negatively impacting any potential legal settlement.*

#### SIMPSON SATICOY

- **How come there is no money listed for senior sites?**

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – PUBLIC HOUSING

---

*The focus on the use of the 2006 Capital Fund is to accelerate the completion of modernization work at the three sites (Pueblo Extension, San Fernando, and Estrada Extension), so that funds can be freed up in subsequent years to put more focus on other sites, including senior sites.*

- **Need to trim the trees more.**  
*The trees are trimmed annually and to a point where the health of the tree is not put at risk. Too much or too severe trimming can cause damage to the tree.*
- **We need more parking. The 2 guest spots outside are always filled.**  
*The space available only allows for the 2 guest parking spots outside the gate. Unfortunately, there is not enough space to make any additional parking.*

#### IMPERIAL COURTS

- **What about the window bars? Window bars need to be thicker – it was in the budget and it is not in the document you sent to the RAC office.**  
*The HACLA has already fixed the problem with the safety release feature of the bars. Installing upgraded bars will have to wait until there is the funding available to do so. Given the limited dollars provided to support public housing, each year the HACLA has to reevaluate priorities and jobs that may have been scheduled for one year get delayed.*
- **I had my refrigerator replaced and in 3 days it broke down again and all my food rotted.**  
*The HACLA is working on replacing the old inventory of stoves and refrigerators. The amount that we are able to replace each year is limited by funding availability. It is unfortunate what happened in this case. Residents need to make sure that the Work Order Center and the manager are notified as soon as there is a problem with any HACLA provided appliance.*
- **What is the status of the playground sandboxes – are they going to get cleaned?**  
*Management regularly cleans the sand boxes. HACLA is in the process of replacing the sandbox play areas with ones that are lined with rubberized material.*

#### RAMONA GARDENS

- **I have to tolerate not being able to hang my clothes to dry because the line is always busy and they are built too short.**  
*Housing Management will look into setting up a viable alternative for the clotheslines at this site*

#### RANCHO SAN PEDRO

- **As long as it redevelopment and not permanent removal of the residents - usually when the HACLA talks about reconstruction it means that the families are not able to move back in. Just how long will Rancho become a memory like Dana Strand and Normont?**

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – PUBLIC HOUSING

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**Remember those in need before you make decisions that will rip families apart. Thank you.**

*The HACLA reserves the right to consider any property for future redevelopment activity. If a site was to be actively considered, the residents would be notified and have a say in the plans. This type of activity would be included in any Agency Plan outreach so residents would have a say in the process. Currently there are no short-term plans to redevelop Rancho San Pedro.*

- **Don't see where the money has gone, you haven't completed the window bars.**  
*THE REMAINING WINDOW BARS ARE SCHEDULED TO BE PROVIDED AND INSTALLED BY THE END OF 2005.*

#### SAN FERNANDO GARDENS

- **We need air conditioners or at least the electrical upgrade to be able to put them in ourselves.**
- **Other senior buildings around here have air conditioning.**  
*HACLA had determined to provide air conditioning units in all the dwelling units where seniors reside. That has been taking place along with the comprehensive modernization work.*
- **Can I purchase my own screen door – are we going to get them?**  
*Residents are not allowed to install the security doors on their own. Technical Services (TS) is working on this matter; however as of this date, TS has been instructed not to provide security doors and window bars due to their high cost, until further notice.*
- **It appears that the construction has slowed down or stopped. Is it because of the war or the fraud? HACLA should inform residents of problems, because we can only assume from what we see.**  
*At the time of this site's meeting, the modernization project had been slowed down due to the new procurement system acquired by HACLA. Since that time, logistical problems have been resolved and the pace of the work has returned to normal.*
- **The pilot 5 bedrooms – I have been asking for a reasonable accommodation because I need a bathroom on the bottom floor.**  
*This family has already been provided a reasonable accommodation for the 5-bedroom that they are currently in. Once the pilot units are completed, if the accommodation is still needed, they will be relocated to the pilot unit. If the family needs the accommodation of the full bathroom on the ground floor prior to the pilot unit being completed, they need to inform the manager so that a unit can be identified at another HACLA location. With the accelerated work schedule planned for 2006 for completion of the modernization work at this site, it is anticipated that the pilot units will be ready sooner than originally anticipated.*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – PUBLIC HOUSING

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- **Repairs should happen for all with limited mobility.**

*Regardless of the mobility of a tenant, any required repairs should be completed in a timely manner. If your calls to the Work Order Center are not being addressed in a timely manner, please inform the site manager. If the manager fails to be responsive, please contact the Assistant Director of Housing Management.*

#### JORDAN DOWNS

- **Are you tearing down Jordan?**

*The HACLA reserves the right to consider any property for future redevelopment activity. If a site was to be actively considered, the residents would be notified and have a say in the plans. This type of activity would be included in any Agency Plan outreach so residents would have a say in the process. Currently there are no short-term plans to redevelop Jordan Downs.*

- **What is being planned with the city for drainage?**

*HACLA currently is proposing a plan to the City to install a storm drain system down Grape Street.*

#### GONZAQUE VILLAGE

- **Are we contracting out construction and not using force account? Rumors are going around that you are going to shut down resident jobs.**

*Construction projects are still being performed by residents through Force Construction Services, as well as by outside contractors.*

- **A big social hall will be good for our youth – need to make sure there is resident input.**

*The residents were given an opportunity for input during the design phase.*

- **When will they start the social hall?**

*No decision has been made regarding the commencement of construction of the social hall; however, the plans have been completed.*

- **Is it only going to be a Computer Learning Center in the social hall?**

*No. The program includes the remodeling of the existing social hall, as well as a separate and new creative arts building with a computer learning center, hobby room and arts and crafts room.*

#### TESS UNIT

- **That unit was very important and should be reinstalled or taken up by another department.**

*Unfortunately, due to reduced administrative fees provided by Congress and HUD concerns about staffing issues, we had to cut our staff and move these employees to other positions. The Housing Authority Board of Commissioners recently approved adding new positions to the Section 8 Division. While the TESS group will not be brought back, the additional*

*employees will allow Advisors and Eligibility Interviewers to better assist families with individual problems.*

### **HOMEOWNERSHIP PROGRAM**

- How can we make this program easier to get into?

*The Housing Authority has set up the homeownership program in a way that prepares the family for homeownership and maximizes the participant's ability to purchase a home. Many steps are involved, but we feel that they all are necessary to ensure a successful transition to homeownership.*

*Steps include enrolling in the Family Self-Sufficiency (FSS) Program, saving money for a down payment, establishing a good credit score and successfully completing Homebuyer Education and Financial Literacy programs.*

*Participants must also be in a Section 8 unit for at least one year, be full-time employees continuously for at least one year and be earning a minimum of \$10,300 in wages (except for senior or disabled families).*

*We currently have partnerships with several housing agencies and non-profit agencies that provide educational services and assistance to our families entering the homeownership program.*

*Factors that make the homeownership program very challenging at the moment are the expensive housing market and the difficulty in obtaining appropriate financing. While the Housing Authority can assist families and provide them with an opportunity to become homeowners, there is no guarantee of success.*

- What happens to a Section 8 voucher or homebuyer's voucher if the recipient comes into money from an inheritance (family death) or accident settlement?

*The family keeps the voucher, but the Housing Authority must determine how much income the family receives in order to determine what the family share and Housing Assistance Payment (HAP) will be.*

*Clients are required to notify the Housing Authority of all changes in income as they occur. The Housing Authority rules regarding receipt of lump sums, such as inheritances, lottery winnings and accident settlements, are then applied.*

*Income increases are captured at the time of the client's next annual review, (unless they are on an interim schedule). The lump sum itself is not counted*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – ~~SECTION 8~~ SECTION 8

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*as income, but any money remaining at the time of the annual reexamination (for instance in checking or savings accounts) is counted as an asset.*

*The actual income from assets - interest or dividends - is determined. If the total of all assets is over \$5,000, the income from assets is calculated by taking the greater of the actual amount earned on the asset or the total amount of the assets times HUD's "passbook rate" which is currently 2 percent. That amount is considered as annual income to the family.*

- What would cause revocation of homebuyers voucher once the purchase has been completed?  
*Any violation of the Section 8 or Homeownership Obligations would result in termination from the homeownership program.*

### OCCUPANCY/SUBSIDY STANDARD

- It seems unfair if you eliminate a 1 bedroom because I am a disabled veteran of the army and I cannot find anyone who accepts Section 8 renters. I am afraid I will wind-up homeless on the streets of L.A. I am on SSI, low-income disability. What can I do?  
*We did not intend to eliminate one bedroom vouchers, only to require that the voucher bedroom size (also called the family unit size) be determined according to HUD's standards of a maximum of two persons per bedroom / living-sleeping room. After considering the implications for our assisted families, we will not be changing our one bedroom subsidy standards. The standards for bedroom sizes above 3 bedrooms are being revised. This may require some families currently in a larger bedroom unit to find a smaller unit.*
- What happens when my kids go to college, am I going to have to move into a 1 bedroom – finding landlords who will take Section 8 is hard.  
*Your family unit size (voucher bedroom size) will be determined by the number of family members authorized by the Housing Authority. You will have to discuss your family composition with your Advisor at your annual reexamination of family income and composition. There are advantages and disadvantages to having your children listed as members of your family while they are in college.*
- I am looking to move now. I live with my teenage son. Will I have to move into a 1 bedroom?  
*No. Our revised subsidy standards will still allow you to have a two bedroom voucher. But if you rent a unit with fewer bedrooms, then the lower bedroom size subsidy will be used. If you rent a unit with more than 2 bedrooms, the two bedroom standards will still apply.*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – ~~SECTION 8~~ SECTION 8

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#### LOWER VPS

- **Why did this happen?**
- **How will it affect my rent? How much will I have to pay?**

*A combination of factors required the Housing Authority to lower its payment standards. The Housing Authority found itself over-leased at the end of 2003. Congress does not allow over-leasing. In addition, Congress and HUD cut funding in 2004 and 2005 so that we were spending more money than HUD was providing.*

*Beginning with annual reexaminations effective July 1, 2004, we notified families of the changes in voucher payment standards to allow them the one year time period required by HUD before a decrease could be put into effect. Starting with annual reexaminations effective July 1, 2005, we began to use the lower standards to determine the family's rent.*

*More than 22,000 families will not have their rent changed because of the lower standards because they are renting units that cost less than even the lower standards. For other families the increases will vary. You should discuss the matter with your Section 8 Advisor or Eligibility Interviewer when you come in for your annual reexamination.*

***Families who moved prior to their July 1, 2005, or later reexaminations, were required to use the lower payment standards when looking for a new unit. Likewise, if a family's size decreased so that the family must be given a lower family unit (voucher) size at the family's annual reexamination, HUD requires us to use the lower payment standards.***

#### RENT INCREASES

- **Why is Section 8 sending landlords letters telling owners to raise the rent?**  
***We reviewed the copy of the letter you provided. This is an old letter that is no longer in use. The letter does not encourage owners to raise their rents. In the past we have advised owners, as we did in the letter you provided, of the steps an owner must take in order to qualify for a rent increase.***

*Since our recent financial challenges began, our Board of Commissioners took away (revoked) our ability to grant owners special rent increases above those allowed by the Los Angeles Rent Stabilization Ordinance. These special increases had been approved by the Los Angeles Housing Department Rent Adjustment Commission in an effort to keep owners in the Section 8 program at a time when rents were rapidly increasing in Los Angeles.*

*Since January, 2004, we have publicly encouraged our Section 8 landlords not to raise rents and even to lower their rents if at all possible.*

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2005 AGENCY PLAN OUTREACH MEETING – ~~SECTION 8~~ SECTION 8

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**STATE AND LOCAL HOUSING FLEXIBILITY ACT (SLHFA)**

**Public Housing Comments**

- **What can we do about this?**
- **What will that mean in terms of our rent, will it raise, how/when will we know, when will this go into effect?**
- **How will this impact us, besides paying higher rent?**

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – SLHFA

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- Will we get kicked out?
- We can barely pay our rents now. If they allow for higher rents all they will do is make us homeless. Our government can go rebuild Iraq and we have to suffer for their mistakes.

#### Section 8 Comments

- I would like HACLA to invite Legal Aid staff to next meeting to help develop a response to the proposed changes.
- I like it except for the portability issue for those who want to leave. I like the 5-year limit for healthy people – it is an incentive to go to work.
- What will my rent be? What if I can't afford it?
- What can we do to prevent this? When will this go into effect?

*Introduced into both houses of Congress this spring were SB 771 and HB 1999, titled the State and Local Housing Flexibility Act of 2005 (SLHFA). This proposed legislation would have a profound impact on both the Section 8 and Public Housing programs. For the Section 8 program, it introduces a term limit for non-senior or non-disabled household of 5 years and a revision of what types of income are excluded from the current formula used for rental calculation. For both Section 8 and Public Housing, it would revise the current formula used to calculate rent, allowing housing authorities to go with flat rents, tiered rents, staying with the standard 30% formula of adjusted income, or de/increase the percentage of adjusted income to be the tenants rental payment. The SLHFA also hold some changes that residents and participants would favor, such as a move away from annual reviews to bi-annual or tri- annual for seniors and disabled and Section 8 inspections every 4 years rather than the current annual inspection.*

*If this legislation were to become law, it would significantly impact residents, participants, and the HACLA. It was the belief of the HACLA that residents and participants should be aware of this before it became law, both so they can voice their opinion on it to elected officials and to ready themselves if it was to become law.*

*While residents and participants were favorable to the change in annual reviews, what concerns them the most in the SLHFA is the proposal to revise the formula used to determine their rent. The HACLA understands and appreciates their concern and will do what is necessary to educate residents and participants as to the status of this legislation and what the ultimate impact will be on them if enacted.*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – SLHFA

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#### STATE AND LOCAL HOUSING FLEXIBILITY ACT OF 2005

*There were numerous comments from both Section 8 participants and Public Housing residents on the proposed legislation that is currently in Congress. Rather than repeat the HACLA response, we refer you to the earlier section of this document where it was addressed. Many of the residents interpreted the proposal in the legislation to “de-link” rent from income as a 10% increase in the rent that they will have to pay. The comments received at the public hearing were the following:*

- **I am against the proposed time limit on Section 8 families**
- **What HUD in Washington D.C. doing to make more money for public housing. With a possible funding cut of 40%, what can we do to get more money for public housing?**
- **I am against the proposed 10% increase in rent.**
- **40% increase in rent will be hard on handicapped.**
- **Against the 10% rent increase.**
- **Seniors, people on welfare and families working for the minimum wage can not afford the increase in rent.**
- **I have friends in private housing and the amount that they have to pay for rent is crazy. I appreciate my public housing, but I am against the 10% increase in rents.**
- **Children are in need and seniors do not have the money to pay more for rent.**
- **I don't have a big check, to pay this increase and salaries are not enough to pay the rent.**

#### SECTION 8 JANE

- **HACLA should continue to support the Section 8 JANE**
- **With the proposed cuts, I hope that the HACLA continues to support the Section 8 JANE board.**

*We have every intention of continuing our support for JANE or a similar program. We look forward to continued meetings with Section 8 participants and to sharing with you the latest information we have on changes being proposed to the program by the President, Congress, HUD, and the HACLA.*

#### HOMEOWNERSHIP PROGRAM

- **What is going to happen with the Homeownership Program? People can't afford to buy anything here. I turn my paperwork in and have done nothing to help.**
- **How can we find a place to live if property values are going up and the Voucher Payment Standard is going down?**

*A representative from the Section 8 Homeownership Program spoke with this participant at length on 8/31/05 about her case and provided her with her estimated HAP subsidy letter last week.*

*Unfortunately, the cost of housing in the Los Angeles area is out of our control.*

*Even though the Housing Authority offers a Homeownership Program, there is no guarantee that a family can locate a unit for purchase at a reasonable price and with an affordable down payment. We give families as much assistance as we can to make their search for a unit successful. We attempt to inform families of their many options regarding down payments, locating a unit and obtaining financing. The*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – SLHFA

*really hard work - that of locating an affordable unit and qualifying for financing - is up to the individual family.*

- Why is the HACLA not doing more to build more homes, single family homes, and multi-family homes?

*The primary purpose of the HACLA is to operate federally funded housing programs (Public Housing and the various Section 8 and related programs). Although our primary mission is not that of a developer, the HACLA will increase its acquisition and development activity as funding is available. Through HOPE VI (and related) federally funded grants the HACLA has been able to revitalize three of its aging public housing properties (Normont Terrace, Pico Gardens/Aliso Apartments, and Aliso Village). These redevelopment activities provided different housing options for residents and other eligible individuals to live in new units or to purchase homes. We are also in the process of a mixed finance redevelopment of our Dana Strand public housing development. Unfortunately, federal support for such programs has been greatly reduced.*

*As part of a strategic planning process, the HACLA is looking into possibilities of creating new and/or additional affordable housing using financing tools other than federally funded ones.*

#### SECTION 8 CRIMINAL BACKGROUND CHECKS

*During the public comment period, the HACLA received numerous written comments from community based organizations (CBOs) who serve special needs populations in the Los Angeles area. In addition, a total of 9 formal written comments were received voicing their concerns on the impact that a ten year ban will have on the ability to house the homeless (especially women with children), the mentally ill, and those recently released from incarceration after serving their time. The organizations that submitted comments included Shelter Partnership, Corporation for Supportive Housing, A Community of Friends, SRO Housing Co., L.A. County Department of Mental Health, Beyond Shelter, Public Counsel Law Center, Los Angeles Homeless Service Authority, and Skid Row Housing Trust. During the public hearing, additional comments were provided by residents and participants voicing concern to the severity of the ten year ban. The CBOs were concerned that a ten year from conviction threshold for eligibility to Section 8 would cause homeless individuals to be “disproportionately excluded from housing.” They also pointed out that many within the homeless population who are referred to the Section 8 program are mentally ill and may have committed crimes when they were sick and have subsequently entered treatment and become stable, but the ten year threshold would place them at risk if they were not able to enter housing. The CBOs requested that the proposed rule of the ten year prohibition on admission following a conviction be reduced to one year.*

*Prior to the public hearing, HACLA staff met twice with representatives from these groups to learn more of their concerns and to identify possible alternative language. From these discussions and written comments, the proposed policy was revised. The changes are highlighted in the discussions to comments below.*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – SLHFA

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- Request a revision to the proposed changes in the Section 8 Administrative Plan, specifically Sections 13.3.1.2 and 13.4.4.1
- Request a revision to the proposed changes to the Section 8 Administrative Plan, Section 13.4.1. It should include provisions for previously incarcerated to come into the program, do not wait until they become homeless. California Penal Code 415.... Have some sort of reasonable clause.
- People who did their time and can't get housing will become homeless.
- I support the effort to change the proposed changes to the Section 8 Administrative Plan to reduce if from the proposed 10 year ban to 1 year. Revise Section 13.4.1 – Need to review what are the perimeters of what constitutes criminal activity.
- A 10-year ban on those convicted is way too much
- If you didn't do something real bad...reduce it from 10 to 1 years, too many people homeless.  
*We have reviewed the concerns expressed by families and our partner agencies regarding the proposed changes for grounds of denial of assistance. After discussion with our staff, various concerned agencies and the City Attorney's office, we have revised our initial proposal.*

*The Housing Authority will deny admission to persons who have suffered a felony conviction for violent criminal activity within three years of the initial application interview.*

*The Housing Authority will deny admission for those persons convicted of a drug related crime within three years of the initial application interview.*

*If a person with disabilities is involved, that person can ask for a reasonable accommodation in accordance with existing policies. The person must have a competent medical or other professional determine that the action was due to his disability, that there has been some change in circumstances, and that change will make it unlikely for such an event to occur again.*

*If the crime was solely personal use of an illegal drug or possession of an illegal drug for personal use, there will be a one- year ban which can be waived if the person who used or possessed the illegal drug can prove they either have completed a drug rehabilitation program or are actively participating in a drug rehabilitation program.*

*Concern expressed by service providers also centered on the definition of "violent criminal activity." Many thought that the wording proposed was too broad. The language has been revised to use the definition of "violent criminal activity" found in the Codes of Federal Regulations. Language is being included to allow for consideration of exceptions as a reasonable accommodation for a disability. The HACLA will deny a family only if a member was subject to a felony conviction.*

*The Housing Authority reviewed the concerns of our partners in the Homeless, HOPWA and Shelter Plus Care programs that their targeted populations would be prevented from receiving housing assistance which is a key to rehabilitation efforts.*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – SLHFA

---

*We attempted to balance them with the concerns of owners, landlords and taxpayers that scarce assistance money be used prudently.*

*Some persons stated they wanted no ban at all for drug related criminal activity and violent criminal activity. We deem this not to be in the public interest. In fact we have been called to account by the City Attorney's staff and the Los Angeles District Attorney's office for having lenient standards.*

*There are more than 90,000 persons on the Section 8 waiting list. Last year the Housing Authority, due to its financial crisis, had to cancel vouchers for hundreds of families that had waited years for assistance. The Housing Authority was required to close its waiting list because we could not serve any new families for at least a year.*

*Housing assistance is a scarce resource and we feel that it should be provided to persons who are most deserving of assistance. Section 8 owners are also a resource and we feel that we also have a fiduciary responsibility to them even though they are responsible for selecting their tenants. Taxpayers expect the Housing Authority to be a responsible public trustee of their tax dollars.*

*Federal housing assistance in this country is not a right or entitlement. Families must meet income and other requirements and we feel that the minimal requirements we are putting into place will direct assistance to deserving families.*

*With Congress' reduction in funding, we expect that it will take many years to interview the 90,000 persons currently waiting for assistance. We feel it appropriate to require that families be free of conviction of serious offenses for a period of three years prior to admission. Congress itself imposed a mandatory 3 year ban on assistance for any family in assisted housing that was evicted for drug related criminal offenses and those offenses include personal use of and possession of an illegal drug for personal use. The County of Los Angeles has an even more stringent ban; banning assistance for three years from the date of conviction or from the end of incarceration, whichever is later.*

*We will continue to study this problem and the concerns of housing advocates, landlords, taxpayers and our political leaders. In providing relief for persons with disabilities who may have had psychological problems or who may have suffered convictions partially as a result of being homeless, we feel that we have created a balanced policy and are contributing to the presidential goal of ending homelessness in 10 years.*

#### Section 8 Occupancy/Subsidy Standard

- Request that the proposed changes to the Section 8 Administrative Plan Section 10.8.2 be removed. I live in a 2 bedroom with my teenage son(s). If this change occurs I would have to move to a 1-bedroom unit.

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – SLHFA

---

*The Housing Authority has decided to keep its subsidy standards the same for issuing one and two bedroom vouchers. However, we will be modifying our standards somewhat for families in higher bedroom sizes so that, for instance, a family consisting of five or six persons will receive a three bedroom voucher, whereas a family of four will receive only a two bedroom voucher. This brings us into closer alignment with the subsidy standards being used by other housing authorities in the area.*

*The revision will also free up larger units for large families who need them. The tendency is for families to “age” and lose family members as various persons leave the household. Our continuing occupancy standards are therefore being revised so that these smaller families will receive a smaller subsidy.*

*While these smaller families are welcome to stay in their units, they would have to pay a higher portion of the rent. If the smaller family moves to a more reasonably sized unit, the larger unit will become available for our larger families.*

- **If you make this change to the occupancy standard, it will make boys and girls share bedrooms.**  
*HUD requires that we provide “the smallest number of bedrooms needed to house a family without overcrowding.” HUD requires the dwelling unit must have at least “one bedroom or living/sleeping room for each two persons.” The Housing Authority is meeting those standards. The Housing Authority does not determine who or how many persons will sleep in any bedroom. That is a choice to be made by the family.*

*If a family wishes to rent a unit with more bedrooms than on the voucher, the family is free to do so. The Housing Authority will not add additional money to the subsidy, so if the rent is high, the family will have to pay more than the usual 30 percent of their income toward rent and utilities.*

*These are the same circumstances that persons not receiving rental assistance must face every day when they look for an apartment or house to rent. They have to make decisions about how large a unit they can afford for the amount of money they earn and what the living and sleeping arrangements will be.*

- **The landlord’s leverage (rent) is more than you get with your social (security).**  
*Property values are indeed going up in Los Angeles as is the cost of housing. Rents have also increased significantly in the Los Angeles area. Unfortunately, the Housing Authority is given only so much money by Congress each year to spend on housing assistance.*

*In the last two years, the HUD Secretary has recommended many drastic changes to the Section 8 and other housing programs. These changes have been explained to you as well as their potential cost to the Section 8 program and to your assistance levels. Congress has not allowed HUD to make these drastic changes. But Congress has cut back on funding and is making housing authorities “toe the line” with regard to expenses.*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – SLHFA

---

*We will continue to monitor the political as well as the economic climate, the rents in Los Angeles, our families' success rate in locating units, the funding cuts we have absorbed and the needs of low-income families in Los Angeles.*

*We hope that we will see a turn-around in public awareness of the need for assisted housing. We continue to inform our local politicians, representatives and congresspersons of the needs of Los Angeles and other areas for affordable housing and rental assistance. We ask them to set national priorities that will assure that all families will have a decent, safe and affordable place to live.*

*We also need your support and action to inform your elected representatives of the need for affordable housing for persons of all levels of income so that we can continue to provide rental and other assistance to deserving families.*

### **SECTION 8 PERFORMANCE**

- **I am from the Apartment Association of Greater Los Angeles and a member of the Save Section 8 Coalition. I wish that I could be here to say that there have been changes in the Section 8 program, but I am not. Still have problems with inspections. Calls are not returned, inspectors do not show for appointments, and there are no responses.**  
***The HACLA is taking many efforts to improve our Section 8 Department's ability to respond to problems and concerns. These efforts are being made while our ability to continue to perform even the basic tasks required in the Section 8 program, have not been helped by the funding cuts and cuts in operating subsidies and administrative fees we have experienced over the last few years.***

*We currently have a management consultant team working with the Section 8 program to determine how we can best use our dwindling resources. We have increased staff training and training aides and reorganized our staff several times over the last four years to consolidate our efforts and improve service for both families and our landlords. We are investing in new equipment, which should make the inspection process go more efficiently as well as identifying additional Customer Service training for all Section 8 employees.*

*We know that managing units is a difficult business. We manage thousands of units ourselves. We understand your frustrations when progress in implementing change is slow. We certainly share your concerns and hope to continually improve our service to all parties. And we appreciate your letting us know when things are not working properly.*

### **PH LATE FEE**

- **I am against the proposed \$25 late fee.**
- **The late fee, if it is the 10<sup>th</sup> of the month, is it late if it is in the office, postmarked, or how?**
- **Working people have different pay dates and need to consider that. With the maintenance backlog, will the late fee help to address that?**
- **What about working people and the late fee when they get paid?**
- **Pay rent on the first, change the due date.**
- **For the elderly in the hospital, give them more time to pay their rent, don't charge the late fee.**

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – SLHFA

---

- **The \$25 late fee is not fair, it is wrong. Is HUD doing this late fee?**
- **The late fee is not fair.**

*Many comments were received concerning the late fee. As mentioned in the Public Housing section of this document where the topic was previously discussed, the HACLA is going ahead with the late fee, but has modified it from the initial proposal. Rather than \$25 if received after the 5<sup>th</sup> of the month, it has been reduced to \$20 if not received by the 10<sup>th</sup> of the month.*

*This would not take effect until January 2006. In the mean time, the HACLA will let residents know about this change through regular or special publications or fliers. The HACLA will also investigate the possibility of arranging for the Department of Social Services (DPSS) welfare payments to arrive prior to the 5<sup>th</sup> of the month for HACLA residents. The fact that this policy would not take effect until the new year, provides time for residents who are employed to arrange their budget to allow for adequate funds in their account(s) prior to the 10<sup>th</sup> of the month.*

*This policy is not to punish residents. Rather, it is a tool that is available to the HACLA to recoup some of the expense that is generated by processing 14-day Pay or Quit Notices and collecting late rent. It is not used as a means to generate more income for general operating expenses such as maintenance.*

*If there is a situation when a head of household, or other member is hospitalized or unable to make the rental payment in a timely manner, it is imperative for the management office to be notified so that arrangements can be made to prevent any sort of eviction action from taking place.*

### RENT

- **My rent increased drastically, I request that there be a revision of my case.**  
*The rent is based upon the income of the household. The only time a household's rent would exceed 30% of their adjusted income is if the household had ineligible (non legal) members and the rent was prorated. In 2004 the Flat Rents were increased significantly from the previous year. If you are a family who in 2003 was paying the Flat Rent, your rent was increased in 2004 to either the new Flat Rent or the Income-Based rent, which ever was lower. If you need an explanation as to how your rent was set, please make an appointment with your management office.*
- **Section 8 made a mistake and my owner is taking the hit.**  
*Section 8 ombudspersons were assigned to investigate these concerns.*

### PUBLIC HEARING

- **What is the point of coming to this meeting if we can't get answers and feedback now?**  
*The purpose of the public hearing is to provide residents, participants, and the public a final opportunity to submit comments on the 2006 Draft Agency Plan. The public hearing officially ends the public comment period. Given the time restriction of the hearing, it is not the format to have back and forth discussions on any particular issue as it may take the meeting away from the posted agenda item(s), which would be in violation of public meeting laws.*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – SLHFA

---

*At the public hearing, HACLA staff are available to assist individuals with particular problems they may be having in the Section 8 or Public Housing programs.*

*All comments received are compiled and formally responded to in this document. This is a required attachment to the final Agency Plan.*

- **I wish that the Agency Plan be provided to Congress and Sacramento.**  
*The plan is made available to the public at all HACLA offices and sent to the Resident Advisory Councils or Resident Management Corporations and Section 8 Joint Advisory for Neighborhood Empowerment (JANE) members. We will also send it to local representatives.*
- **This is a good Agency Plan, I would like to thank HACLA staff for a lot of work.....I know you can't please everyone.**  
*Thank you.*

### PUBLIC HOUSING – MISCELLANEOUS

- **Children at Mar Vista need a park and ours is closed.**  
*Work at cleaning the sand at the large playground at this site was halted 10 months ago, as the plans were to replace the sand with the rubberized outdoor surfacing. While the resurfacing has not occurred as quickly as planned, it is anticipated that this site should be completed by the end of 2005.*
- **Asthma – people with it need an apartment, my daughter is on the wait list and could not get in to Mar Vista, she has asthma.**  
*The HACLA does not consider disabilities as a priority on the wait list. Once your daughter's application rises to the top of the waiting list, she will be offered a unit in the site with the most vacancies at that time. She will be provided up to 3 offers for 3 different sites. If she refuses all 3 offers she will be returned to the bottom of the waiting list. If your daughter accepts a unit at another site, after the appropriate length of time, she can place herself on the transfer list for Mar Vista.*
- **Someone broke into my living room window, I have the police report. I want a transfer.**  
*Normally residents have to be in a unit for 1 year before they can be eligible for a routine transfer. In emergency situations, we can provide an Emergency Transfer. This resident had not requested an Emergency transfer. Staff directed her to request an Emergency transfer the next day.*
- **When will the Computer Learning Center in the social hall be completed?**  
*The equipment and furniture for the Center in Avalon Gardens are being procured and it is estimated that the center should be open by the middle of October.*
- **What is the limit for low-income? There are people living in public housing who would not qualify as low-income. What is the maximum they can earn?**  
*When entering the public housing program families must be income eligible. That means that the household's income cannot exceed 80% (Low-Income) of the Area Median Income*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### 2005 AGENCY PLAN OUTREACH MEETING – SLHFA

*(AMI) as established annually by HUD. Each year, the HACLA cannot exceed admitting more than 20% of new admissions who are between 51% - 80% of the AMI. No more than 40% of new admission can be between 31% - 50% of the AMI (Very-low Income), and the remaining 40% of new admissions are to be at or below 30% of the AMI (Extremely Low-Income). Once a family is in the public housing program there is no limit as to the amount of income that the household can earn.*

- **There is a lot of violence at Mar Vista Gardens.**

*The HACLA is renegotiating with the LAPD on the Memorandum of Agreement for additional services. We will look into directing more resources to that site as needed. At the same time, it is imperative for residents to help by reporting criminal incidences when they occur and assisting LAPD, if possible, when they are conducting an investigation.*

- **It was in the budget 2 years ago to improve the window bars at Imperial Courts. People can cut right through the bars. When are they going to get changed?**

*A reduction of funds prevented this work to be completed as originally planned. Once there are enough funds available, this work will be completed.*

### SECTION 8 VOUCHER PAYMENT STANDARD CHANGE

- **With the change in the voucher payment standard, my rent has gone up more than the \$104 average that we were told.**

*As we advised families more than a year ago, at the time of their last annual reexaminations, we have had to lower our payment standards to get our costs under control. We understand that this will affect about half of our families assisted under Section 8. We gave families a one year advance notice in accordance with HUD regulations.*

*Congress changed the way we were funded and cut funding. HUD required us to take action to lower our costs. Our choices were to either ask families to pay more toward their portion of rent or to remove families from the program altogether.*

*We will continue to monitor our spending and the funds that HUD gives us so that we can use our funds wisely. We have not yet been told how much money we will receive next year. If we discover that we have more money in the budget next year, we will certainly consider raising our payment standards so that more of our families will return to paying only 30 percent of their adjusted income for rent.*

- **My rent increased \$325, I was totally unprepared.**

*A year ago, when you received your notice of rent change after your annual reexamination, we included a notice advising you that the payment standards were being lowered. The notice showed the revised payment standard amounts that are just being implemented this year.*

*We also discussed these changes with our JANE units and informed them of the cuts in payment standards and why we had to lower the standards.*

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### **2005 AGENCY PLAN OUTREACH MEETING – SLHFA**

---

*Some families may have experienced additional increases because their family size decreased. If that occurred, the family would receive a lower subsidy for a lower bedroom size. This happens, for instance, when two members of a five person family leave the household. Instead of being eligible for a three bedroom subsidy, they might be eligible for only a two bedroom subsidy.*

*Additional increases can occur if the owner has recently increased his rent and if the family has more income than last year.*

*We understand that the lower payment standards can cause hardship for some families, but, as indicated above, the alternative - removing families from the program altogether - is worse.*