

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

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# PHA Plans

Annual Plan for Fiscal Year 2007

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

**PHA Plan  
Agency Identification**

**PHA Name:** Housing Authority of the City of Sacramento

**PHA Number:** CA005

**PHA Fiscal Year Beginning:** 01/01/2007

**NOTE: Section 8 for CA005 is no longer required. The HCV Program has been merged into the County of Sacramento Housing Authority CA007.**

**Public Access to Information**

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices (Dos Rios, New Helvetia, River Oaks, The Housing Choice Voucher Office)

**Display Locations For PHA Plans and Supporting Documents**

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices (Dos Rios, New Helvetia, River Oaks, Housing Choice Voucher Office)
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library (During comment period only)
- PHA website
- Other (list below)

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

- Main business office of the PHA
- PHA development management offices
- Other (list below)
  - Dos Rios, New Helvetia, River Oaks, The Housing Choice Voucher office



**Annual PHA Plan**  
**PHA Fiscal Year 2007**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

**N/A (Optional Requirement)**

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

**Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary	N/A
ii. Table of Contents	1
1. Housing Needs	5
2. Financial Resources	11
3. Policies on Eligibility, Selection and Admissions	12
4. Rent Determination Policies	21
5. Operations and Management Policies	25
6. Grievance Procedures	27
7. Capital Improvement Needs	28
8. Demolition and Disposition	29
9. Designation of Housing	31
10. Conversions of Public Housing	33
11. Homeownership	34
12. Community Service Programs	40
13. Crime and Safety	42
14. Pets (Inactive for January 1 PHAs)	44
15. Civil Rights Certifications (included with PHA Plan Certifications)	44
16. Audit	44

17. Asset Management	45
18. Other Information	45

**Attachments**

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

**Required Attachments:**

- A. Admissions Policy for Deconcentration 49
- B. FY 2005 Capital Fund Program Annual Statement (ca005a01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- C. Brief Statement of Progress in Meeting 5 Year Plan Missions and Goals 49
- D. Description of PHA's Pet Policy 49
- E. Resident Advisory Board Members 50
- F. Resident Advisory Board Recommendations 50
- G. Resident Membership of the PHA Governing Board 52

**Optional Attachments:**

- H. PHA Management Organizational Chart (ca005b01)
- FY 2000 Capital Fund Program 5 Year Action Plan N/A
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
  - I. Assessment of Demographic Changes with Site-based waiting lists 52
  - J. Section 8 PHA Project-Based Vouchers N/A
  - K. Section 8 Homeownership Program Capacity Statement N/A
  - L. Community Service and Self-Sufficiency Requirement 53

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
x	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
x	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
x	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	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.	
x	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
x	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
x	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan <b>N/A City Section 8 program has been merged with the County Section 8 program.</b>	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
x	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
x	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
x	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
x	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs

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

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

<b>Housing Needs of Families in the Jurisdiction (City of Sacramento)</b>							
<b>by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Non-Elderly Income <= 30% of AMI	16,930	5	n/a	4	3	4	5
Non-Elderly Income >30% but <=50% of AMI	11,425	5	n/a	4	3	4	5
Non-Elderly Income >50% but <80% of AMI	14,578	4	n/a	3	2	3	4
Non-Elderly Subtotal	42,933						
Elderly Income <= 30% of AMI	3,872	5	n/a	3	5	1	5
Elderly Income >30% but <=50% of AMI	2,410	5	n/a	3	5	1	5
Elderly Income >50% but <80% of AMI	1,678	5	n/a	3	4	1	4
Elderly Subtotal	7,960						
Total Non-Elderly and Elderly Income <= 30% of AMI	20,802	5	n/a	4	4	4	5
Total Non-Elderly and Elderly Income >30% but <=50% of AMI	13,834	5	n/a	4	4	4	5
Total Non-Elderly and Elderly	16,256	4	n/a	3	3	3	4

<b>Housing Needs of Families in the Jurisdiction (City of Sacramento) by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income >50% but <80% of AMI							
Grand Total	50,892						
Individual with Disabilities	84,630 persons	<b>5</b>	<b>n/a</b>	<b>5</b>	<b>5</b>	<b>N/A</b>	<b>4</b>
Black Non-Hispanic Households	10,090	<b>5</b>	<b>n/a</b>	<b>5</b>	<b>4</b>	<b>5</b>	<b>5</b>
Hispanic Households	9,470	<b>5</b>	<b>n/a</b>	<b>5</b>	<b>4</b>	<b>5</b>	<b>5</b>
White Non-Hispanic Households	14,365	<b>4</b>	<b>n/a</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>4</b>
Other households (total households minus white, black and Hispanic households)	16,967	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: **2004-2007**
- U.S. Census data: the Comprehensive Housing Affordability Strategy CHAS 2000 Datasets
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)
  - Analysis of Impediments to Fair Housing Choice (November 2004)
  - Section Three - City of Sacramento Housing Element of the General Plan (2002-2007)

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

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

<b>Housing Needs of Families on the Waiting List</b>			
As of 9/1/06			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	13,415		
Extremely low income <=30% AMI	11,543	86%	
Very low income (>30% but <=50% AMI)	1,595	11.9%	
Low income (>50% but <80% AMI)	229	1.7%	
Families with children	8,609	64.2%	
Elderly families <i>(Head of Household age 62 and older)</i>	3,075	22.9%	
Families with Disabilities <i>(Includes all families where one or more members are disabled.)</i>	1,899	14.2%	
Race / American Indian or Alaska Native	947	7.1%	
Race/Asian	1,237	9.2%	
Race/Black or African American	5,147	38.4%	
Pacific Islander	16	.1%	
Race/Native Hawaiian /other	0	0%	
Race / White	5,979	44.6%	
Race / Unknown / no response	89	.6%	

<b>Housing Needs of Families on the Waiting List</b>			
As of 9/1/06			
Ethnicity / Hispanic	2,218	16.5%	
Ethnicity / Non-Hispanic	11,197	83.5%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	5,436	40.5%	
2 BR	5,357	39.9%	
3 BR	2,030	15.1%	
4 BR	385	2.9%	
5 BR	199	1.5%	
5+ BR	8	0.1%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 14 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

**(1) Strategy for Addressing Needs**

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

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
- Work with DHS by participation in the Assisted Living Waiver Pilot Project

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## **2. Statement of Financial Resources – Housing Authority of the City of Sacramento**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	5,604,125	
b) Public Housing Capital Fund	3,621,239	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	0 (HCV City merged into County as of 1/1/05)	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	N/A	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
i) HOME	N/A	
<b>Other Federal Grants (list below)</b>		
New Development	N/A	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2002 City Capital Fund	0	Public Housing
2003 City Capital Fund	0	Public Housing
2003 City Capital Fund (additional)		Public Housing
2004 City Capital Fund	1,851,077	Public Housing
<b>3. Public Housing Dwelling Rental Income</b>	4,700,000	Public Housing Maintenance Operations
<b>4. Other income (list below)</b>		
<b>4. Non-federal sources (list below)</b>		
Contributions from other funds	1,038,573	Public Housing Maintenance Operation
Miscellaneous Income	67,000	Public Housing Maintenance Operation
Miscellaneous charges to tenants		Public Housing Maintenance Operation
Other charges to tenants	0	Public Housing Maintenance Operation
<b>Total resources</b>	<b>16,882,014</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

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

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

**Within 60 days of being offered a unit.**

Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

- Overall suitability
- Bad debt owed to PHA or Utility Company
- Credit History

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

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

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

## **(2)Waiting List Organization**

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

- PHA main administrative office
- PHA development site management office (for elderly designation only)
- Other (list below)

- Public Housing Intake and Eligibility Office (701 12<sup>th</sup> Street)
- Over the telephone as a reasonable accommodation
- By US mail as a reasonable accommodation

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

### **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? ONE – (ELDERLY)

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists? ONE

3.  Yes  No: May families be on more than one list simultaneously

If yes, how many lists? TWO

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

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)
  - Public Housing Intake and Eligibility Office (701 12<sup>th</sup> Street)
  - Over the phone as a reasonable accommodation
  - By mail as a reasonable accommodation

### **(3) Assignment**

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

- One
- Two
- Three or More

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

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

- The elderly list will only be allowed one offer.

### **(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

## 2 Date and Time

Former Federal preferences:

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

High rent burden

Other preferences (select all that apply)

unable to work because of age or disability

Working families and those

Veterans and veterans'

families

Residents who live and/or work in the jurisdiction

Those enrolled currently in educational, training, or upward mobility

programs

Households that contribute to meeting income goals (broad range of

incomes)

Households that contribute to meeting income requirements

(targeting)

Those previously enrolled in educational, training, or upward

mobility

programs

Victims of reprisals or hate crimes

Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

The PHA applies preferences within income tiers

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

### **(5) Occupancy**

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

The PHA-resident lease

The PHA's Admissions and (Continued) Occupancy policy

PHA briefing seminars or written materials

Other source (list)

- PHA website

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

(select all that apply)

At an annual reexamination and lease renewal

Any time family composition changes

At family request for revision

Other (list)

### **(6) Deconcentration and Income Mixing**

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

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

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

Adoption of site-based waiting lists

If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

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

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

List (any applicable) developments below:

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

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

List (any applicable) developments below:

**NOTE: Section 8 for CA005 is no longer required. The HCV Program has been merged into the County of Sacramento Housing Authority CA007.**

**B. Section 8**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Eligibility**

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

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

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

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

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

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

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

**(2) Waiting List Organization**

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

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

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

- PHA main administrative office
- Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

**(4) Admissions Preferences**

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

crimes  
 below)

Victims of reprisals or hate

Other preference(s) (list

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.

Date and Time

Former Federal preferences

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

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

unable to work because of age or disability

Working families and those

families

Veterans and veterans’

Residents who live and/or work in your jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

Other preference(s) (list below)

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

Date and time of application

Drawing (lottery) or other random choice technique

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

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

The PHA applies preferences within income tiers

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

#### **(5) Special Purpose Section 8 Assistance Programs**

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

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

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

Through published notices

Other (list below)

### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

#### **A. Public Housing**

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

#### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- A family may choose to pay the flat rent, which is based on market comparables.

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

- Yes for all developments  
 Yes but only for some developments  
 No

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

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

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

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

f. Rent re-determinations:

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

- Never  
 At family option  
 Any time the family experiences an income increase  
 Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)  
 Other (list below)
  - Whenever there is a change in household composition

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

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
  - Survey of rents listed in local newspaper
  - Survey of similar unassisted units in the neighborhood
  - Other (list/describe below)

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

**NOTE: Section 8 for CA005 is no longer required. The HCV Program has been merged into the County of Sacramento Housing Authority CA007.**

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

## **(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

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

**B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning FY start date 1/1/2006</b>	<b>Expected Turnover</b>
Public Housing	2066	350
Housing Choice Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

**C. Management and Maintenance Policies**

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

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

- Schedule of Fees and Charges
- Maintenance Procedures Manual
- Management Procedures Manual
- Admissions and Continued Occupancy Policy

(2) Section 8 Management: (list below)

## 6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

### A. Public Housing

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

The PHA has an informal (in-house) and formal (third party) hearing process for grievance procedures. In the case of serious crime issues, the PHA defers to the court's due process

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
  - PHA development management offices
  - Other (list below)
    - Public Housing Intake and Eligibility Office, 701 12<sup>th</sup> Street, Sacramento, CA 95814

### B. Section 8 Tenant-Based Assistance

**NOTE: Section 8 for CA005 is no longer required. The HCV Program has been merged into the County of Sacramento Housing Authority CA007.**

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

If yes, list additions to federal requirements below:

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

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

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

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (ca005a01)

-or-

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

#### **(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment )

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

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

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

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

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

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

Yes  No:

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

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>City of Sacramento</b> <b>4052 Weymouth Ln (PIC unit # 522128)</b> <b>4225 Weymouth Ln (PIC unit # 522125)</b> <b>7312 Franklin Blvd #1 (PIC unit # 522127)</b>	1b. Development (project) number: <b>CA005040</b>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <b><u>(02/01/2007)</u></b>	
5. Number of units affected: 3	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity: <b>12/1/07</b>	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>Single Family Scattered Sites</b> <b>616 South Ave (PIC Unit 503487)</b> Back portion of lot only / declared surplus. Unit and a portion of the lot to be retained by PHA and sold under Section 32.	1b. Development (project) number: <b>CA005025</b>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <b><u>(1/1/2007)</u></b>	
5. Number of units affected: 3	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity:	

- a. Actual or projected start date of activity:  
 b. Projected end date of activity: **4/1/2007**

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly and near elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	
5. If approved, will this designation constitute a (select one)	

<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 80 units 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

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

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

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

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

#### 2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:

<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input type="checkbox"/> Other (explain below)</p>
<p>3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p>
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: )</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input type="checkbox"/> Other: (describe below)</p>

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

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

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

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an

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

2. Activity Description

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

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name: <b>River Oak</b>	
1b. Development (project) number: <b>CA005002</b>	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(05/15/2006)</u>	
5. Number of units affected: <b>1</b>	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name: <b>FAMILY SCATT</b>	
1b. Development (project) number: <b>CA00CA5019</b>	
2. Federal Program authority:	

<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(05/15/2006)</u>
5. Number of units affected: <b>39</b> 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
<b>Public Housing Homeownership Activity Description</b> <b>(Complete one for each development affected)</b>
1a. Development name: FAMILY SCATT SITES 1b. Development (project) number: CA005020
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(05/15/2006)</u>
5. Number of units affected: <b>19</b>  6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description</b> <b>(Complete one for each development affected)</b>
1a. Development name: FAMILY SCATT 1b. Development (project) number: CA00CA5021
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h)

<input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(09/01/2005)</u>
5. Number of units affected: <b>19</b> 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
<b>Public Housing Homeownership Activity Description</b> <b>(Complete one for each development affected)</b>
1a. Development name: <b>CITY OF SACRAMENTO</b> 1b. Development (project) number: <b>CA005023</b>
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(05/15/2006)</u>
5. Number of units affected: <b>10</b> 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
<b>Public Housing Homeownership Activity Description</b> <b>(Complete one for each development affected)</b>
1a. Development name: <b>FAMILY SCATT SITES</b> 1b. Development (project) number: <b>CA005025</b>
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program

<input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(05/15/2006)</u>
5. Number of units affected: <b>18</b> 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: <b>CITY OF SACRAMENTO</b> 1b. Development (project) number: <b>CA005035</b>
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(06/01/2006)</u>
5. Number of units affected: <b>14</b> 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: <b>CITY OF SACRAMENTO</b> 1b. Development (project) number: <b>CA005041</b>
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval

<input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (05/15/2006)
5. Number of units affected: <b>12</b>
6. Coverage of action: (select one)
<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

**NOTE: Section 8 for CA005 is no longer required. The City of Sacramento HCV Program has been merged into the County of Sacramento Housing Authority CA007.**

**B. Section 8 Tenant Based Assistance**

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

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

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

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

#### 1. Cooperative agreements:

- Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed?  
DD/MM/YY

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

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

### B. Services and programs offered to residents and participants

#### (1) General

##### a. Self-Sufficiency Policies

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

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

##### b. Economic and Social self-sufficiency programs

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

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Janitorial/Custodial Training Program</i>	8	<i>Interview</i>	<i>Resident must provide transportation</i>	<i>Public Housing</i>
Painter Training Program	8	Interview	<i>Resident must provide transportation</i>	<i>Public Housing</i>
Clerical Training Program	8	<i>Interview</i>	<i>Resident must provide transportation</i>	<i>Public Housing</i>
Landscaping Training Program	8	<i>Interview</i>	<i>Resident must provide transportation</i>	<i>Public Housing</i>

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

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2007 Estimate)	Actual Number of Participants (As of: 7/01/06)
Public Housing	0	6
Section 8	95	97

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

N/A:

**Section 8 for CA005 is no longer required. The City of Sacramento HCV Program has been merged into the County of Sacramento Housing Authority CA007.**

### **C. Welfare Benefit Reductions**

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

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

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

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

- 1725 K Street, 1318 E Street, Sherman Oaks, Glen Haven, Lincoln Manor, Dos Rios, River Oaks, New Helvetia.

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below) Decentralization of certain management offices.
  - Installation of Security Cameras
  - Campus Card Access device installation
  - Criminal background checks will be performed on existing residents on a random basis and a targeted area with reported problems.

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

- 1725 K Street, 1318 E Street, Sherman Oaks, Glen Haven, Lincoln Manor, Dos Rios, River Oaks, New Helvetia.

**C. Coordination between PHA and the police**

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

- 1725 K Street, 1318 E Street, Sherman Oaks, Glen Haven, Lincoln Manor, Dos Rios, River Oaks, New Helvetia.

**D. Additional information as required by PHDEP/PHDEP Plan**

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

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

See statement on pet policy in attachment D of this document

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

- 1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
- 2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
- 3.  Yes  No: Were there any findings as the result of that audit?
- 4.  Yes  No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? \_\_\_\_\_
- 5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?

If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
  
2. What types of asset management activities will the PHA undertake? (select all that apply)  
 Not applicable  
 Private management  
 Development-based accounting  
 Comprehensive stock assessment  
 Other: (list below)
  
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  - No RAB written comments have been received as of 7/12/05. See account of RAB outreach in Attachment F of this document.
  - All RAB and public comments received from the start of the public comment period (7/15/05) through the public hearing (9/21/05) will be included in attachment F of this document.
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
 Attached at:  
 Provided below:
  
3. In what manner did the PHA address those comments? (select all that apply)

All RAB and public comments received in writing will be included in Attachment F. All comments will be considered and responded to in Attachment F.

The PHA changed portions of the PHA Plan in response to comments  
List changes below:

Other: (list below)

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments  
List changes below:

Other: (list below)

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

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

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

#### 3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

### **C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: **City of Sacramento**

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - The PHA meets quarterly with the Resident Advisory Board to exchange information and discuss issue or concerns. More frequent meetings are scheduled during the PHA Plan process.
  - PHA staff provide referral service to residents, directly and via the quarterly newsletter.
  - The PHA funds, or collaborates with other agencies to provide various activities designed to support self-sufficiency and independence, such as: painter, janitorial, landscaping, and clerical training programs, also a bus driver hired to provide transportation to grocery shopping, and Senior Nutrition Services.

Other: (list below)

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

- **See #2 above**

### **D. Other Information Required by HUD**

#### **Definition of a Significant Amendment:**

The Housing Authority hereby defines substantial deviation and significant amendment or modification as any change in policy, which significantly and substantially alters the Authority's stated mission and the persons the Authority serves. This would include admissions preferences, demolition or disposition activities and conversion programs. Discretionary or administrative amendments consistent with the Authority's stated overall

mission and basic objectives will not be considered substantial deviations or significant modifications.

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

## Attachments

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

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

### **B. Fiscal year 2005 Capital Fund Program Annual Statement (see separate attachment ca005a01).**

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

The Sacramento City Housing Authority is in the second year of the 5-Year portion of the PHA Plan, submitted last year, that includes fiscal years 2005-2009.

The focus for Public Housing has been and will continue to be the improvement of PHAS scores with particular emphasis on the physical indicator and unit turn-around time. The Housing Authority showed strong improvement in our PHAS score for the City moving from a score of 67 to 80. Our vacancy turn-over time has continued to improve as well.

One of the continuing strategic goals has been and will be to improve our residents' quality of life by focusing on increased public housing security and safety. We have made security gate improvements and have begun the process of installing new card key systems and security cameras in many of our properties.

Another Housing Authority strategic goal has been and will continue to be promoting self-sufficiency among our assisted residents. Our resident training program involves training in painting, janitorial and clerical disciplines. Many of the graduates of these programs have gone on to acquire full time employment in these fields.

The focus for the Housing Choice Voucher Program will be to continue to provide safe, decent and affordable housing in the most efficient way possible .

### **D. Description of the PHA's Pet Policy**

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

Residents may have up to two pets, but only one dog. Dogs are limited to a maximum adult weight of 25 pounds and must be housebroken. Dogs and cats must be spayed or neutered and must have a health certificate prepared by a veterinarian.

For reasonable accommodations purposes, parts of the pet policy (including pet deposit) do not apply to assistance animals that are needed as a reasonable accommodation for persons with disabilities.

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

**E. Resident Advisory Board Members**

<b>Name</b>	<b>Position Held</b>
Arnold Mohr	President
Carol Moss	1 <sup>st</sup> Vice President
Lea Floyd	2 <sup>nd</sup> Vice President
Gale Morgan	Treasurer
Rebecca Hipolito	Secretary

**F. RESIDENT ADVISORY BOARD RECOMMENDATIONS**

**ANNUAL PLAN OUTREACH**

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

- The Resident Advisory Board outreach meeting dates were published in the resident newsletter.
- The meetings were announced at the RAB meeting.
- The notice of public hearing is posted to the SHRA Website and the Sacramento Bee

The outreach meetings with residents and the Resident Advisory Boards (RAB) were held at geographically diverse sites and at various times to accommodate working resident's schedules.

PHA staff highlighted significant policy changes. This provided residents and the RAB an overview of the general direction the PHA will take for the upcoming year, but also gave enough detail to make residents and RAB members aware of areas that they may want to research in further detail.

No outside organizations were notified or invited to these working meetings to develop the draft plan, but the entire community was invited to comment and inspect the Annual Plan document at several housing sites and the main Public Library.

Staff, residents, and RAB members attended the outreach meetings listed below. Attendance lists are available upon request.

2007 PHA Annual Plan

MEETING DATES

October 18, 2006 in the Commission Room, 600 I Street at 6:00 PM

### **Resident & RAB Involvement in the 2006 PHA Plan Process**

During the development of the PHA Plan, several outreach meetings(see schedule above) were held with residents and Resident Advisory Board (RAB) members to discuss the significant proposed changes to the PHA Plan, the Admissions and Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Administrative Plan. To facilitate productive meetings, the PHA staff prepared initial recommendations for changes and then presented these proposed changes at these meetings.

### **Summary of Significant proposed changes to the PHA Plan for Public Housing:**

- 1. Improving Safety and Security**
  - Installation of electronic card control campus access systems
  - Security cameras at sites
  - Improved screening of guests and caregivers prior to granting access to developments
  
- 2. Enhanced applicant screening**
  - Denial of admission for current parolees and probationers
  - Admission of applicants with any criminal charges will be delayed pending final court decision
  - Criminal activity that occurs while an applicant is on the waiting list, will result in denial of housing
  
- 3. Expedited grievance process**
  - For evictions involving the most serious infractions such as drugs or violent criminal actions
  - PHA hearings are eliminated in this process and eviction cases go directly to court if need be

#### **4. New timeframes for unit-to-unit transfers**

Residents with approved transfers will be allowed two calendar days to complete their transfer. Exceeding this time frame may result in resident sanctions.

#### **5. New Policy on Interim Reexaminations for increases in income**

Though all residents' income increases must be reported, the PHA will only recalculate rent increases at annual recertifications. Prior to this, increases of income greater than \$200 were enacted on an interim basis.

#### **6. Simplification of admission preferences**

The preference for admission will be date and time of application and displacement by government action or natural disaster.

### **Public Comments**

**Public comments and PHA responses will be added after public comment period and public hearing**

**RAB recommendations that are incorporated into the PHA Plan will be noted in this section after the close of public comment period.**

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

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

#### **H. Management Organizational Chart (see separate attachment / ca005b01)**

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

The Sacramento City Housing Authority does not currently have any site-based waiting lists. Plans to implement some site-based waiting lists in 2007 will include the appropriate monitoring to ensure that any changes in racial, ethnic or disability related resident composition at each PHA site is analyzed and appropriately addressed. The PHA will also use independent tester (every three years) to assure that the site-based

waiting list is not being implemented in a discriminatory manner, and that no patterns or practices of discrimination exist.

**L. Community Service and Self-Sufficiency Requirements**

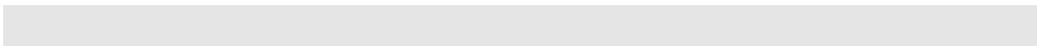
At the time the family prepares to move in to a public housing unit, the lease requirement to perform community service will be explained. All adult family members who are not exempt from this requirement will be given a “Community Service and Self-Sufficiency Resource Form” listing the phone numbers of the local Volunteer Bureau and sites where they can receive job training. Family members will be encouraged to contact these agencies if they need assistance finding places where they can fulfill this requirement. No exempt adult residents will be given the appropriate form so that a representative from the organization can sign, verifying that the resident family member completed their service hours.

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

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

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

The ACOP includes a full chapter (#15) to further explain the PHA policy on the community service requirement.







**ESTIMATED ANNUAL FUNDING ALLOCATION = CITY HA**

<b>ANNUAL BUDGET</b>	<b>Year 2005</b>	<b>Year 2006</b>	<b>Year 2007</b>	<b>Year 2008</b>	<b>Year 2009</b>	<b>Year 2010</b>	<b>Year 2011</b>	<b>Year 2012</b>	<b>Year 2013</b>	<b>Year 2014</b>	<b>Year 2015</b>	<b>Year 2016</b>	<b>Year 2017</b>	<b>Year 2018</b>	<b>Year 2019</b>	<b>Year 2020</b>
<b>Projected Budgets</b>	<b>\$3,924,855</b>															
<b>1406 - OPERATIONS</b>																
Annual Operations	\$392,485	\$392,485	\$392,485	\$392,485	\$392,485	\$392,485	\$392,485	\$392,485	\$392,485	\$392,485	\$392,485	\$392,485	\$392,485	\$392,485	\$392,485	\$392,485
<b>1408 - MANAGEMENT IMPROVEMENTS</b>																
Resident Training/Programs	\$530,820	\$530,820	\$530,820	\$530,820	\$530,820	\$530,820	\$530,820	\$530,820	\$530,820	\$530,820	\$530,820	\$530,820	\$530,820	\$530,820	\$530,820	\$530,820
Resident Programs	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
Computers/Software/Vehicle Replacement	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
<b>1410 - ADMINISTRATION</b>																
Program Administration	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Procurement/Wage	\$73,242	\$73,242	\$73,242	\$73,242	\$73,242	\$73,242	\$73,242	\$73,242	\$73,242	\$73,242	\$73,242	\$73,242	\$73,242	\$73,242	\$73,242	\$73,242
Sundry	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Travel	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
<b>1430 - FEES &amp; COSTS - 8%</b>																
Permits/Fees/Sundry-Blueprinting Costs	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000	\$52,000
Architects/Engineers	\$181,723	\$181,723	\$181,723	\$181,723	\$181,723	\$181,723	\$181,723	\$181,723	\$181,723	\$181,723	\$181,723	\$181,723	\$181,723	\$181,723	\$181,723	\$181,723
Labs/Testing/Other Costs	\$57,387	\$57,387	\$57,387	\$57,387	\$57,387	\$57,387	\$57,387	\$57,387	\$57,387	\$57,387	\$57,387	\$57,387	\$57,387	\$57,387	\$57,387	\$57,387
HA-Wide LBP Inspections	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Determination/Section3 & MBE/WBE	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000
<b>1495 - RELOCATION COSTS</b>																
Relocation Team/Materials	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
<b>BUDGETED AMOUNT</b>																
	<b>\$1,667,657</b>															
<b>AMOUNT AVAILABLE</b>																
	<b>\$2,257,198</b>															
<b>CONSTRUCTION FUNDS</b>																
	<b>\$2,257,198</b>	<b>\$700,000</b>														
<b>TOTAL AVAILABLE</b>																
	<b>\$0</b>	<b>\$1,557,198</b>														
<b>CAPITAL FUND YEAR</b>																
	<b>Year 2005</b>	<b>Year 2006</b>	<b>Year 2007</b>	<b>Year 2008</b>	<b>Year 2009</b>	<b>Year 2010</b>	<b>Year 2011</b>	<b>Year 2012</b>	<b>Year 2013</b>	<b>Year 2014</b>	<b>Year 2015</b>	<b>Year 2016</b>	<b>Year 2017</b>	<b>Year 2018</b>	<b>Year 2019</b>	<b>Year 2020</b>
<b>CA 5-1 New Helvetia - I</b>																
Structural Repairs/Apron/Stairs (\$120,000 per Phase or \$240,000)																
HVAC Install																
(3)A Metal Door Replace (spread over 3 years)			\$58,125	\$58,125	\$58,125											
(6) Window Replacement																
(4) D Kitchen Cabinet Remodel																
(8) Bathroom Upgrade																
(4) A Locate & replace Shut-Off Valves									\$130,000	\$130,000						
Tree Trimming/Replacement	\$6,094	\$11,094	\$6,621													
(2) Upgrade Venting System to Prevent Mold		\$74,250	\$74,250													
(4) D Replace Water Mains Throughout Complex																
(2) Playground Repair		\$60,000														
(3)A Replace Roof /Gutter (spread over 5 years)			\$300,000	\$300,000	\$300,000	\$300,000	\$300,000									
Preventative Maintenance																

<b>CAPITAL FUND YEAR</b>	<b>Year 2005</b>	<b>Year 2006</b>	<b>Year 2007</b>	<b>Year 2008</b>	<b>Year 2009</b>	<b>Year 2010</b>	<b>Year 2011</b>	<b>Year 2012</b>	<b>Year 2013</b>	<b>Year 2014</b>	<b>Year 2015</b>	<b>Year 2016</b>	<b>Year 2017</b>	<b>Year 2018</b>	<b>Year 2019</b>	<b>Year 2020</b>
<b>CA 5-2 River Oaks</b>																
<b>(7) Modernization of Approx.140 Units Exterior Envelope</b>																
Tree Trimming/Replacement	\$4,230	\$8,440	\$5,880													
<b>(4)D Replace Complex Water Mains</b>																
(4)A 3685 5th Ave. Paint Complex			\$10,000													
(4) A Re-Roofing 62 Buildings (over 5 years)					\$155,000	\$155,000	\$155,000	\$155,000	\$155,000							
(2) Upgrade Playground		\$40,000														
(3)A 4231 & 4237 23rd		\$200,000														
(3)B R.O.Parking Area Asphalt						\$250,000										
Preventative Maintenance																
<b>CA 5-3 New Helvetia - II</b>																
<b>(4)B Exterior Painting</b>																
(5) Additional Back Porch Lighting \$7,000			\$70,000													
(6) Upgrade windows													\$7,000			
Preventative Maintenance													\$175,000	\$175,000		
<b>CA 5-5 Sutterview Apts.- L</b>																
(8) Major Mod.																
(4)C Parking Lot Resurface					\$5,000											
(1) Concrete - Patio	\$50,000															
(3)A Water Heater Replace		\$7,000														
(1) Roof & Anchors	\$200,000															
(1) Door Access System	\$50,000															
Preventative Maintenance																
<b>CA 5-6 Sierra Vista- 1107 23rd</b>																
(8) Major Modernization																
(3) B Replace Roof & Anchors		\$70,000														
(3) B Replace Booster Pumps		\$25,000														
(3) B R&RWater Heaters		\$15,000														
(4)A Relocate Trash Enclosure			\$10,000													
(3)B Balancing Valves		\$8,000														
(1) Plumbing - Waste Line	\$50,000															
(1) Door Access System	\$75,000															
Preventive Maintenance																
<b>CA 5-7 Capitol Terrace</b>																
(3)A R&R Balcony Enclosures		\$84,000														
(7) Repaint Building													\$80,000			
(8) {3} Major Modernization																
(3) A Replace Roof & Anchors		\$200,000														
(3) B Booster Pumps/Pressure Reducing Valves			\$10,000													
(1) Door Access System	\$75,000															
Preventative Maintenance																

<b>CAPITAL FUND YEAR</b>	<b>Year 2005</b>	<b>Year 2006</b>	<b>Year 2007</b>	<b>Year 2008</b>	<b>Year 2009</b>	<b>Year 2010</b>	<b>Year 2011</b>	<b>Year 2012</b>	<b>Year 2013</b>	<b>Year 2014</b>	<b>Year 2015</b>	<b>Year 2016</b>	<b>Year 2017</b>	<b>Year 2018</b>	<b>Year 2019</b>	<b>Year 2020</b>
<b>CA 5-8 Comstock - K St.</b>																
(8) Major Modernization																
(3)A Replace Roof Anchors		\$200,000														
(1) Door Access System	\$75,000															
(4) C Asphalt					\$9,073											
Preventative Maintenance																
<b>CA 5-9 Washington Plaza - E St.</b>																
(4) A Replace Water Heaters/Valves			\$15,000													
(4)D R&R cold water galv. pipes												\$250,000				
(6) Replace Windows																
(4)D Replace common area floors												\$150,000				
(3) A Roof & Anchors		\$300,000														
(8) {2}Major Modernization																
Preventative Maintenance																
<b>CA 5-10 Big Trees - H St.</b>																
(8) Major Modernization																
(1) Door Access System	\$25,000															
Preventative Maintenance																
<b>CA 5-11 Sherman Oaks</b>																
(8) Exterior Paint																
(8) Parking Lot Asphalt & Stripe																
Preventative Maintenance																
<b>CA 5-12 Lincoln Manor</b>																
(1) Roof Access Ladder	\$5,000															
(3)B Parking Asphalt			\$15,000													
Preventative Maintenance																
<b>CA 5-13 William Land Villa</b>																
(3)A Exterior Paint		\$30,000														
(8) MOD - Exterior Envelope																
(5) Additional Security Lighting																
(4)D {5}HVAC Replacement Install												\$142,802				
(1) Door Access System	\$50,000															
Preventative Maintenance																
<b>CA 5-14 Clauss Court</b>																
(4)D Major Landscape /Drainage												\$250,000				
(4)C Parking Lot Repairs										\$90,000						
(5) Additional Security Lighting																
Preventative Maintenance																
<b>CA 5-15 Gibson Oaks - Redwood</b>																
(8) MOD - Exterior Envelope																
Re-Roofing			\$150,000													
Preventative Maintenance																
(1) Door Access System	\$75,000															

CAPITAL FUND YEAR	Year 2005	Year 2006	Year 2007	Year 2008	Year 2009	Year 2010	Year 2011	Year 2012	Year 2013	Year 2014	Year 2015	Year 2016	Year 2017	Year 2018	Year 2019	Year 2020
<b>CA 5-16 Riverview Apartments</b>																
(4)A {1}Major Mod													\$1,295,198	\$1,382,198	\$1,557,198	
Preventive Maintenance																
(1) Replace Roof & Anchors	\$389,000															
(1) Concrete	\$50,000															
(1) Door Access System	\$75,000															
<b>CA 5-17 Pine Knoll - 917 38th St.</b>																
(4) {1}HVAC			\$105,000													
(4) C Asphalt					\$15,000											
Preventative Maintenance																
<b>CA 5-18 Grand Casa Linda - Cypress</b>																
(4) C Asphalt					\$15,000			\$15,000								
(1) Door Access Systems	\$75,000															
Preventative Maintenance																
<b>CA 5-19 City Scattered Sites</b>																
(4)A 4114 3rd Ave.		\$58,125														
C 6142 Belleau Wood Lane									\$105,000							
C 1713 Niehart Ave																
B 637 Grand Ave					\$100,000	\$50,000										
A 3605 22nd Ave			\$100,000													
B 146 Danville					\$100,000											
B 3933 Branch						\$100,000										
B 3934 Branch						\$100,000										
B 3840 Clay					\$100,000											
B 3836 Haywood St.						\$100,000										
C 2148 Florin Rd									\$100,000							
C 71 Redondo Ave									\$100,000							
C 734 Rio Tiorro Ave									\$100,000							
C 237 Haggin Ave									\$100,000							
C 74 Arcade									\$100,000							
C 1731 Bowling Green Dr									\$100,000							
C 2131 62nd Ave										\$100,000						
C 7885 Ann Arbor Wy										\$100,000						
C 4100 47th St.										\$100,000						
B 100 Fairbanks						\$100,000										
B 48 Ford Rd						\$100,000										
C 1780 & 1786 71st Ave.									\$200,000							
C 1781 & 1785 71st Ave.									\$200,000							
C 1801 & 1803 71st Ave.										\$200,000						
C 1600 & 1608 Janrick Ave.										\$200,000						
C 2855 & 2865 Provo Wy										\$200,000						
C 2854 & 2864 Provo Wy										\$200,000						
C 2151 & 2851 Utah Ave										\$200,000						
C 2850 & 2860 Utah Ave											\$200,000					
Preventative Maintenance																

<b>CAPITAL FUND YEAR</b>	<b>Year 2005</b>	<b>Year 2006</b>	<b>Year 2007</b>	<b>Year 2008</b>	<b>Year 2009</b>	<b>Year 2010</b>	<b>Year 2011</b>	<b>Year 2012</b>	<b>Year 2013</b>	<b>Year 2014</b>	<b>Year 2015</b>	<b>Year 2016</b>	<b>Year 2017</b>	<b>Year 2018</b>	<b>Year 2019</b>	<b>Year 2020</b>
<b>CA 5-20 River Oaks Scat Sites</b>																
(4) C Mod - 7743 Reenel			\$100,000													
C 6129 Hermosa			\$50,000								\$100,000					
B 3937 Belden St						\$100,000										
B 44 Ford Rd.							\$100,000									
C 7786 Detroit Blvd.								\$100,000								
C 2327 John Still Dr.											\$100,000					
B 3628 Clay St							\$100,000									
C 7045 & 7047 24th St.			\$65,000													
C 2221/2223 16th Ave											\$200,000					
A 3740 & 3744 9th Ave.			\$200,000													
C 1500 & 1522 Armington Ave.											\$200,000					
C 1501 & 1505 Anoka Ave.											\$200,000					
C 7221 Fruitridge/5550 Emerson											\$214,396					
A 3509-15 36th St.-Mod				\$350,000												
Preventative Maintenance																
<b>CA 5-21 Substantial Rehab NH</b>																
(4)A 4556-68 10th Ave - Full MOD				\$400,000												
(3)A 3250 W Street - Full MOD 9 (CD funds?)																
(4)B 309 & 311 Graves Ave							\$200,000									
(4)B 1142 & 1144 Grand Ave							\$200,000									
Preventative Maintenance																
<b>CA 5-22 Alkali Flat</b>																
Preventative Maintenance																
<b>CA 5-23 Oak Park Single Family</b>																
(4)A 3254 Santa Cruz Wy			\$98,611													
Preventative Maintenance																
<b>CA 5-24 Oak Park Town</b>																
(4) A Asphalt				\$30,000												
(7) Painting										\$37,198						
(5) Gate Replacemet w/Roll Gate						\$52,198										
(1) 2920 35th St.- Door Access	\$75,000															
(4) {3}HVAC Replacement				\$90,000												
Preventative Maintenance																
<b>CA 5-25 Substantial Rehab -</b>																
(4)C 3672 Reel Circle											\$100,000					
(4)C 200 Redondo Ave											\$100,000					
C 7557 18th St.							\$100,000									
B 4137 Rio Linda Blvd.			\$100,000													
C 375 Lindley Dr		\$100,000														
A 3421 & 3423 19th Av					\$200,000											
A 4058/4060 Sumac Av																
Preventative Maintenance																

<b>CAPITAL FUND YEAR</b>	<b>Year 2005</b>	<b>Year 2006</b>	<b>Year 2007</b>	<b>Year 2008</b>	<b>Year 2009</b>	<b>Year 2010</b>	<b>Year 2011</b>	<b>Year 2012</b>	<b>Year 2013</b>	<b>Year 2014</b>	<b>Year 2015</b>	<b>Year 2016</b>	<b>Year 2017</b>	<b>Year 2018</b>	<b>Year 2019</b>	<b>Year 2020</b>
<b>CA 5-27 Connie/Fairgrounds</b>																
(2) Fairgrounds-Repair Playground		\$30,000														
(4) C Silvereagle- Asphalt, Slurry/Stripe								\$15,000								
(3) B Connie - Roof		\$36,289	\$13,711													
(4)C Connie - Parking Lot									\$30,000							
(4)C Fairgrounds - Asphalt Repairs/Stripping/Slurry				\$29,073												
Preventative Maintenance																
<b>CA 5-35 City Minor Rehab - Various Scat Sites</b>																
(4) 24th St. - Parking Lot Repair												\$60,000				
(4)A 7844 Shrader Circle	\$152,874															
A 7466, 7434, 7462, & 7458 Cosgrove					\$400,000											
(4) A 7826 Shrader Cr.				\$100,000												
A 7838 Shrader Cr.				\$100,000												
A 7832 Shrader Cr.				\$100,000												
C 7441 19th St												\$100,000				
C 1920 Quincy Ave												\$100,000				
B 3319 Western Ave					\$100,000											
B 3325 Western Ave							\$100,000									
B 3293 Western Ave							\$100,000									
B 3255 Western Ave							\$100,000									
B 65 Olmstead Dr.							\$102,198									
B 1021 South								\$100,000								
C 530 Lampasas Ave A/B												\$200,000				
(4)D 6552-66 24th Street -Envelope												\$400,000				
(4)A 6552-66 24th Street - Paint/Siding						\$150,000										
(4) B {2} 24th St. - HVAC								\$25,000								
(4)D 24th St. -Tree Repairs												\$25,000				
<b>CA 5-38 Folsom/Rio Lane</b>																
(4)C Rio - Asphalt Repair								\$10,000								
(4) C Tree Work									\$10,000							
(4) C Folsom - Asphalt								\$7,198								
Preventative Maintenance																
<b>CA 5-39 Vista Arms/2nd St/3rd Ave/4th Ave</b>																
(4)C Vista Arms - Tree Work									\$10,000							
(4)C Parking Lot Repair									\$25,000							
(8) Paint Building																
Preventative Maintenance																
<b>CA 5-40 Corral Gables, Glenn Haven, Western, Weymouth</b>																
(5) Glenn Haven - Security Gates									\$52,198							
Glenn Haven - Wrought Iron								\$20,000								

<b>CAPITAL FUND YEAR</b>	<b>Year 2005</b>	<b>Year 2006</b>	<b>Year 2007</b>	<b>Year 2008</b>	<b>Year 2009</b>	<b>Year 2010</b>	<b>Year 2011</b>	<b>Year 2012</b>	<b>Year 2013</b>	<b>Year 2014</b>	<b>Year 2015</b>	<b>Year 2016</b>	<b>Year 2017</b>	<b>Year 2018</b>	<b>Year 2019</b>	<b>Year 2020</b>
(4)D Coral Gables-Asphalt												\$22,198				
(4)B 3349 Western Ave.								\$100,000								
B 3183 Western Ave								\$100,000								
B 3199 Western Ave								\$100,000								
B 3203 Western Ave								\$100,000								
B 3287 Western Ave								\$100,000								
B 3293 Western Ave								\$100,000								
B 3301 Western Ave								\$100,000								
B 3349 Western Ave								\$100,000								
Preventative Maintenance																
CA 5-41 19th St./Amherst/Arbor Crest/Bluegate/Kelton/Maryland/Sta ndrich																
Preventative Maintenance																
CA 5-42 Mandy/Meadowgate																
(4)C Asphalt Stripping/Slurry									\$40,000							
(4)B MOD - Envelope (Siding)								\$250,000								
Roofs								\$60,000								
Preventative Maintenance																
HA-Wide Preventive Maintenance																
	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000

**ESTIMATED ANNUAL FUNDING ALLOCATION = COUNTY HA**

<b>SUMMARY</b>																
<b>ANNUAL BUDGET</b>	<b>YEAR 2005</b>	<b>YEAR 2006</b>	<b>YEAR 2007</b>	<b>YEAR 2008</b>	<b>YEAR 2009</b>	<b>YEAR 2010</b>	<b>YEAR 2011</b>	<b>YEAR 2012</b>	<b>YEAR 2013</b>	<b>YEAR 2014</b>	<b>YEAR 2015</b>	<b>YEAR 2016</b>	<b>YEAR 2017</b>	<b>YEAR 2018</b>	<b>YEAR 2019</b>	<b>YEAR 2020</b>
<b>Projected Budgets for 2005 - 2020</b>	<b>\$2,073,051</b>															
<b>1406 - OPERATIONS</b>																
Annual Operations	\$248,754	\$248,754	\$248,754	\$248,754	\$248,754	\$248,754	\$248,754	\$248,754	\$248,754	\$248,754	\$248,754	\$248,754	\$248,754	\$248,754	\$248,754	\$248,754
<b>1408 - MANAGEMENT IMPROVEMENTS</b>																
Resident Training/Programs	\$332,088	\$332,088	\$332,088	\$332,088	\$332,088	\$332,088	\$332,088	\$332,088	\$332,088	\$332,088	\$332,088	\$332,088	\$332,088	\$332,088	\$332,088	\$332,088
Security Initiatives																
Computers/Software/Vehicle Replacement	\$37,313	\$37,313	\$37,313	\$37,313	\$37,313	\$37,313	\$37,313	\$37,313	\$37,313	\$37,313	\$37,313	\$37,313	\$37,313	\$37,313	\$37,313	\$37,313
<b>1410 - ADMINISTRATION</b>																
Program Administration	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Procurement/Wage Determination/Section3/MBE/WBE	\$32,652	\$32,652	\$32,652	\$32,652	\$32,652	\$32,652	\$32,652	\$32,652	\$32,652	\$32,652	\$32,652	\$32,652	\$32,652	\$32,652	\$32,652	\$32,652
Sundry	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Travel	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
<b>1430 - FEES &amp; COSTS</b>																
Permits/Fees/Sundry-Blueprinting Costs	\$24,875	\$24,875	\$24,875	\$24,875	\$24,875	\$24,875	\$24,875	\$24,875	\$24,875	\$24,875	\$24,875	\$24,875	\$24,875	\$24,875	\$24,875	\$24,875
Architects/Engineers	\$85,883	\$85,883	\$85,883	\$85,883	\$85,883	\$85,883	\$85,883	\$85,883	\$85,883	\$85,883	\$85,883	\$85,883	\$85,883	\$85,883	\$85,883	\$85,883
Agency Architect/Drafting	\$45,771	\$45,771	\$45,771	\$45,771	\$45,771	\$45,771	\$45,771	\$45,771	\$45,771	\$45,771	\$45,771	\$45,771	\$45,771	\$45,771	\$45,771	\$45,771
Construction Technicians	\$49,751	\$49,751	\$49,751	\$49,751	\$49,751	\$49,751	\$49,751	\$49,751	\$49,751	\$49,751	\$49,751	\$49,751	\$49,751	\$49,751	\$49,751	\$49,751
Lead Inspections/Monitoring	\$15,191	\$15,191	\$15,191	\$15,191	\$15,191	\$15,191	\$15,191	\$15,191	\$15,191	\$15,191	\$15,191	\$15,191	\$15,191	\$15,191	\$15,191	\$15,191
Labs/Testing/Other Costs	\$29,851	\$29,851	\$29,851	\$29,851	\$29,851	\$29,851	\$29,851	\$29,851	\$29,851	\$29,851	\$29,851	\$29,851	\$29,851	\$29,851	\$29,851	\$29,851
<b>1495 - RELOCATION COST</b>																
Relocation Team/Materials	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
<b>BUDGETED AMOUNT</b>	<b>\$988,129</b>															
<b>AMOUNT AVAILABLE</b>	<b>\$1,084,922</b>															
<b>CONSTRUCTION FUNDS</b>	<b>\$1,084,922</b>															
<b>TOTAL AVAILABLE</b>	<b>\$0</b>															
<b>CAPITAL FUND YEAR</b>	<b>YEAR 2005</b>	<b>YEAR 2006</b>	<b>YEAR 2007</b>	<b>YEAR 2008</b>	<b>YEAR 2009</b>	<b>YEAR 2010</b>	<b>YEAR 2011</b>	<b>YEAR 2012</b>	<b>YEAR 2013</b>	<b>YEAR 2014</b>	<b>YEAR 2015</b>	<b>YEAR 2016</b>	<b>YEAR 2017</b>	<b>YEAR 2018</b>	<b>YEAR 2019</b>	<b>YEAR 2020</b>
<b>CA 7-1 Dos Rios</b>																
(3) Modernization- Phase 12			\$390,000	\$415,442	\$390,000											
(3) Modernization- Phase 13						\$383,500	\$383,500	\$383,500								
(3) Tree Study - Arborist			\$10,000	\$10,000	\$10,000	\$10,000	\$10,000									
(5) Additional Street Lighting																
(4) Replace Water Mains- Complex																
(1) Playground 2 Repairs		\$60,000														
Preventative Maintenance																
<b>CA 7-2 Dos Rios Scat Sites</b>																
(4) B 3820, 3832 Alder					\$24,558	\$175,942										
B 3913 Alder, 3812 Alder		\$39,442	\$94,442													
B 3925 & 3917 Dry Creek Rd							\$124,058	\$75,942								
B 3640 Belden Rd							\$100,000									
B 3618 & 3640 Branch						\$200,000										

<b>CAPITAL FUND YEAR</b>	<b>YEAR 2005</b>	<b>YEAR 2006</b>	<b>YEAR 2007</b>	<b>YEAR 2008</b>	<b>YEAR 2009</b>	<b>YEAR 2010</b>	<b>YEAR 2011</b>	<b>YEAR 2012</b>	<b>YEAR 2013</b>	<b>YEAR 2014</b>	<b>YEAR 2015</b>	<b>YEAR 2016</b>	<b>YEAR 2017</b>	<b>YEAR 2018</b>	<b>YEAR 2019</b>	<b>YEAR 2020</b>
B 3718 Cypress							\$90,000									
B 3945 Palmetto								\$26,884								
B 3934 Rose					\$100,000											
(8) Dry Creek - Reconfigure Gate																
Preventative Maintenance																
CA 7-3 Dos Rios																
Preventative Maintenance																
CA 7-4 County Scat Sites																
(4) C 3641 Centinelli										\$100,000						
C 4116 Dexter Circle								\$26,884	\$73,116							
C 4020 Cornelia Way									\$26,884							
C 6589 Melrose Dr.									\$100,000							
C 6529 Juneau Way								\$73,116								
C 5721 San Marcos									\$100,000							
B 3833 Centinnela Dr.				\$100,000												
C 6444 La Cienega Dr.										\$100,000						
C 6445 Larchmont Dr.										\$100,000						
C 6653 Melrose Dr.										\$100,000						
(4) C Terrell-Roof								\$18,000								
(4) C Terrell - HVAC								\$15,000								
(4) C Terrell-Asphalt/Slurry/Stripe								\$20,000								
(4) C El Parque - HVAC Replace									\$202,500							
Preventative Maintenance																
CA 7-5 Alta Arden/Dry Creek/Fair Oaks/El Pariaso																
(4) B Alta Arden - Asphalt					\$50,000											
(4) B {1} Alta Arden - HVAC Replace								\$280,000								
(4) C {2} Fair Oaks - HVAC									\$80,000							
(4) C Fair Oaks - Asphalt										\$30,000						
(4) B {1} 6045 Dry Creek - HVAC									\$72,000							
(4) C Dry Creek - Asphalt										\$30,000						
(4) D Alta Arden - Tree Repairs											\$25,000					
(8) Dry Creek - Trim/Facia Dry Rot																
(4) B {1} El Paraiso - HVAC										\$170,000						
(4) C El Pariaso - Asphalt										\$80,000						
(1) Alta Arden - Door Access System	\$35,000															
(1) El Paraiso - Door Access System	\$75,000															
(1) 6045 Dry Creek - Door Access	\$69,000															
Preventative Maintenance																
CA 7-7 Mariposa/Shupe/Tiara/Bell																
(4) C Bell - Asphalt										\$125,000						
(4) B {1} Bell - HVAC				\$100,000												
(4) A MOD - Mariposa											\$744,442	\$55,558				
(4) A MOD - Tiarra															\$769,442	



<b>CAPITAL FUND YEAR</b>	<b>YEAR 2005</b>	<b>YEAR 2006</b>	<b>YEAR 2007</b>	<b>YEAR 2008</b>	<b>YEAR 2009</b>	<b>YEAR 2010</b>	<b>YEAR 2011</b>	<b>YEAR 2012</b>	<b>YEAR 2013</b>	<b>YEAR 2014</b>	<b>YEAR 2015</b>	<b>YEAR 2016</b>	<b>YEAR 2017</b>	<b>YEAR 2018</b>	<b>YEAR 2019</b>	<b>YEAR 2020</b>
<b>CA 7-8 Beech/Engle/Dewey/S.W./1517 Bell/Manzanita</b>																
(4) C Beech-Asphalt											\$34,442					
(4) D Beech-Decks														\$60,000		
(4) B {1} Bell - HVAC									\$45,000							
(4) B {1} Beech - HVAC																
(8) MOD - Engle																
(1) Southwest/Dewey - Roofing	\$96,000															
(2) 5731 Dewey & 5101 Southwest Preventative Maintenance		\$410,000														
<b>CA 7-9 Substantial Rehab</b>																
(4) D Nina - Retro-fit Windows																\$75,000
(3) 325 Elkhorn Decks			\$125,000													
(8) 325 Elkhorn Preventative Maintenance																
<b>CA 7-11 6029 Dry Creek Rd.</b>																
(1) 6029 Dry Creek Rd. - Door Access Preventative Maintenance	\$75,000															
<b>CA 7-12 Date Avenue</b>																
(4) C Asphalt													\$30,000			
(4) C {2} HVAC Preventative Maintenance													\$90,000			
<b>CA 7-13 Evelyn Lane</b>																
(8) MOD - Evelyn Lane																
(3) Evelyn Lane- Dryrot/ Trees/ Asphalt Preventative Maintenance			\$150,000													
<b>CA 7-14 Elk Grove Road</b>																
(3) Elk Grove - Decks,Siding					\$194,884											
(4) C Asphalt Preventative Maintenance							\$11,884	\$3,116					\$15,000			
<b>CA 7-15 Pomegranate</b>																
(4) B {1} HVAC									\$110,000							
(4) D Asphalt Repairs													\$20,000			
(4) A Roofing Preventative Maintenance						\$50,000		\$50,000								
<b>CA 7-16 Sunset Ave</b>																
(4) D Sunset-Roof														\$45,000		
(4) C {2} Sunset - HVAC													\$100,000			
(4) C Sunset-Envelope													\$478,884			
(4) D Drainage Erosion Preventative Maintenance																\$150,000
<b>CA 7-17 Cassandra Way</b>																
(4) B {1}HVAC Replacement									\$100,000							

(4) B	Roof Replacement									\$200,000							
CAPITAL FUND YEAR		YEAR 2005	YEAR 2006	YEAR 2007	YEAR 2008	YEAR 2009	YEAR 2010	YEAR 2011	YEAR 2012	YEAR 2013	YEAR 2014	YEAR 2015	YEAR 2016	YEAR 2017	YEAR 2018	YEAR 2019	YEAR 2020
(1)	Tree Removal / Asphalt Repair		\$30,000														
(8)	Modernization																
	Preventative Maintenance																
CA 7-18 County Minor Rehab																	
(4) C	3648 Centinella														\$100,000		
C	5001 33rd Ave														\$100,000		
C	3840 Milton Way														\$100,000		
C	6426 Larchmont Dr														\$100,000		
C	5248 & 5250 Southwest														\$200,000		
	Preventative Maintenance																
CA 7-19 Laguna Creek #1/Bruceville Rd																	
(4) D	Asphalt - Parking Lot																\$8,000
	Preventative Maintenance																
CA 7-20 Laguna Creek/Bruceville Rd																	
(4) D	Asphalt - Parking Lot																\$8,000
	Preventative Maintenance																
CA 7-21 Cook Ave.																	
(4) C	Asphalt - Parking Lot										\$14,942						
	Preventative Maintenance																
CA 7-22 Whitney Ave.																	
(4) C	Asphalt									\$13,442							
	Preventative Maintenance																
CA 7-23 Elk Grove/Florin																	
(4) C	Asphalt-Slurry-Stripe														\$44,442		
	Preventative Maintenance																
CA 7-24 Sunrise/Roseville Rd/48th Ave																	
(4) C	48th - Ext Painting																\$84,000
(4) C	48th/Sunrise/Asphalt Repairs/Slurry/Stripe																\$15,000
(2)	3929 48th - Playground Repair		\$60,000														
(8)	{8} Sunrise Roof																
(4) C	Roseville - Asphalt																\$10,000
(4)	Roseville - Fencing																\$30,000
(4)	Roseville -Erosion/ Landscaping																\$25,000
	Preventative Maintenance																
CA 7-33 Perry/2608-10 El Parque /Lang /Portsmouth / Renick/Dain.South Whiterock/ Young St.																	
(4) D	Dain - Upgrade Electrical Panels																\$10,000
(4) C	2608 & 2610 El Parque Cir.																\$200,000
(4) C	Dain Roofing																\$50,000
(2)	Perry Roof		\$90,000														

(4)	C	Portsmouth-Roofing																
(4)	B	{1} Perry - HVAC								\$50,000								
		<b>CAPITAL FUND YEAR</b>	<b>YEAR 2005</b>	<b>YEAR 2006</b>	<b>YEAR 2007</b>	<b>YEAR 2008</b>	<b>YEAR 2009</b>	<b>YEAR 2010</b>	<b>YEAR 2011</b>	<b>YEAR 2012</b>	<b>YEAR 2013</b>	<b>YEAR 2014</b>	<b>YEAR 2015</b>	<b>YEAR 2016</b>	<b>YEAR 2017</b>	<b>YEAR 2018</b>	<b>YEAR 2019</b>	<b>YEAR 2020</b>
(8)		Perry - Envelope																
(4)	D	Perry Siding																
(4)	C	Dain - Asphalt/Striping																\$25,000
(4)	C	S. Whiterock - Asphalt																\$25,000
(4)	C	Perry - Asphalt																\$25,000
(4)	C	Portsmouth-Asphalt																\$29,442
(4)	C	Perry - Landscaping/Drainage																
(4)	D	S. Whiterock -Drainage																
(4)	D	Lang - Siding																
(8)		Lang - Envelope																
(4)	D	(8) Lang - HVAC																
		Preventative Maintenance																
<b>CA 7-36 Gunn/Grove/Coloma/Main Ave./Whitney/Walegra</b>																		
(4)	A	Grove- Exterior Painting									\$28,000							
(4)	C	Main - Asphalt-Stripe																
(4)	C	Coloma - Asphalt-Stripe																
(4)	C	Gunn - Asphalt-Stripe																
(4)	A	Coloma - Irrigation-Replanting									\$20,000							
(3)		Envelope - 8233 Walegra	\$419,442															
(2)		Playground		\$50,000														
		Preventative Maintenance																
<b>CA 7-37 Young Street</b>																		
(4)	C	Asphalt-Slurry-Stripe																
		Preventative Maintenance																
<b>CA 7-38 41st/42nd/North Crest</b>																		
(3)		North Crest - Envelope & Water Penetration																
(4)	D	(4) North Crest - HVAC																
(3)		41st & 42nd Flooring Replacment				\$84,000												
(3)		North Crest - Erosion				\$60,000												
(4)	C	North Crest - Asphalt																
(2)		Playground Repair - Northcrest		\$30,000														
		Preventative Maintenance																
<b>HA- Wide Preventive Maintenance</b>																		
			\$315,480	\$315,480	\$315,480	\$315,480	\$315,480	\$315,480	\$315,480	\$315,480	\$315,480	\$315,480	\$315,480	\$315,480	\$315,480	\$315,480	\$315,480	\$315,480

CAPITAL FUND PRIORITY LIST - CITY

Complex	Level 1		Level 2		Level 3		Level 4	
CA 5-1 New Helvetia - I			(2) Upgrade Venting System to Prevent Mold	\$148,500.00	(3)A Metal Door Replace (spread over 3 years)	\$174,375.00	(4) D Kitchen Cabinet Remodel	\$2,325,000.00
			(2) Playground Repair	\$60,000.00	(3)A Replace Roof /Gutter (spread over 5 years)	\$1,500,000.00	(4) A Locate & replace Shut-Off Valves	\$260,000.00
							(4) D Replace Water Mains Throughout Complex (\$1.5 mil)	\$1,500,000.00
CA 5-2 River Oaks							(4)D Replace Complex Water Mains	\$2,000,000.00
							(4)A 3685 5th Ave. Paint Complex	\$10,000.00
							(4) A Re-Roofing 62 Buildings \$12,500 per building)(over 5 years)	\$775,000.00
			(2) Upgrade Playground	\$40,000.00				
					(3)A 4231 & 4237 23rd	\$200,000.00		
					(3)B R.O.Parking Area Asphalt	\$250,000.00		
CA 5-3 New Helvetia - II							(4)B Exterior Painting	\$75,000.00
CA 5-5 Sutterview Apts.- L							(4)C Parking Lot Resurface	\$5,000.00
	(1) Concrete - Patio	\$50,000.00			(3)A Water Heater Replace	\$7,000.00		
	(1) Roof & Anchors	\$200,000.00						
CA 5-6 Sierra Vista- 1107 23rd	(1)Plumbing - Waste Line	\$50,000.00			(3) B Replace Roof & Anchors	\$70,000.00		
					(3) B Replace Booster Pumps	\$25,000.00		
					(3) B R&R Water Heaters	\$15,000.00		
					(3)B Balancing Valves	\$8,000.00	(4)A Relocate Trash Enclosure	\$10,000.00
CA 5-7 Capitol Terrace					(3)A R&R Balcony Enclosures	\$84,000.00		
					(3) A Replace Roof & Anchors	\$200,000.00		

CAPITAL FUND PRIORITY LIST - CITY

Complex	Level 1		Level 2		Level 3		Level 4	
					(3) B Booster Pumps/Pressure Reducing Valves	\$10,000.00		
CA 5-8 Comstock - K St.								
					(3)A Replace Roof Anchors	\$200,000.00	(4) C Asphalt	\$5,000.00
CA 5-9 Washington Plaza - E St.								
					(3) A Roof & Anchors	\$300,000.00	(4)A Replace Water Heaters/Valves	\$15,000.00
							(4)D R&R cold water galv. pipes	\$250,000.00
							(4)D Replace common area floors	
CA 5-12 Lincoln Manor								
					(3)B Parking Asphalt	\$15,000.00		
CA 5-13 William Land Villa								
					(3)A Exterior Paint	\$30,000.00	(4)D {5}HVAC Replacement Install	\$140,000.00
CA 5-14 Clauss Court								
							(4)D Major Landscape /Drainage	\$250,000.00
							(4)C Parking Lot Repairs	\$90,000.00
CA 5-16 Riverview Apartments								
	(1) Replace Roof & Anchors	\$150,000.00					(4)A {1}Major Mod	\$4,000,000.00
	(1) Concrete	\$50,000.00						
CA 5-17 Pine Knoll - 917 38th St.								
							(4) A {1}HVAC	\$105,000.00
CA 5-18 Grand Casa Linda - Cypress							(4) C Asphalt	\$15,000.00
							(4) C Asphalt	\$15,000.00
CA 5-19 City Scattered Sites								
							(4)A 4114 3rd Ave.	\$100,000.00
							C 6142 Belleau Wood Lane	\$100,000.00
							C 1713 Niehart Ave	\$100,000.00

CAPITAL FUND PRIORITY LIST - CITY

Complex	Level 1	Level 2	Level 3	Level 4
				B 637 Grand Ave \$100,000.00
				A 3605 22nd Ave \$100,000.00
				B 146 Danville \$100,000.00
				B 3933 Branch \$100,000.00
				B 3934 Branch \$100,000.00
				B 3840 Clay \$100,000.00
				B 3836 Haywood St. \$100,000.00
				C 2148 Florin Rd \$100,000.00
				C 71 Redondo Ave \$100,000.00
				C 734 Rio Tierro Ave \$100,000.00
				C 237 Haggin Ave \$100,000.00
				C 74 Arcade \$100,000.00
				C 1731 Bowling Green Dr \$100,000.00
				C 2131 62nd Ave \$100,000.00
				C 7885 Ann Arbor Wy \$100,000.00
				C 4100 47th St. \$100,000.00
				B 100 Fairbanks \$100,000.00
				B 48 Ford Rd \$100,000.00
				C 1780 & 1786 71st Ave. \$200,000.00
				C 1781 & 1785 71st Ave. \$200,000.00
				C 1801 & 1803 71st Ave. \$200,000.00
				C 1600 & 1608 Janrick Ave. \$200,000.00
				C 2855 & 2865 Provo Wy \$200,000.00
				C 2854 & 2864 Provo Wy \$200,000.00
				C 2151 & 2851 Utah Ave \$200,000.00
				C 2850 & 2860 Utah Ave \$200,000.00
<b>CA 5-20 River Oaks Scat Sites</b>				
				(4) C Mod - 7743 Reenel \$100,000.00
				C 6129 Hermosa \$100,000.00
				B 3937 Belden St \$100,000.00
				B 44 Ford Rd. \$100,000.00
				C 7786 Detroit Blvd. \$100,000.00
				C 2327 John Still Dr. \$100,000.00
				B 3628 Clay St \$100,000.00
				C 7045 & 7047 24th St. \$200,000.00
				C 2221/2223 16th Ave \$200,000.00
				A 3740 & 3744 9th Ave. \$200,000.00
				C 1500 & 1522 Armington Ave. \$200,000.00

CAPITAL FUND PRIORITY LIST - CITY

Complex	Level 1		Level 2		Level 3		Level 4	
							C 1501 & 1505 Anoka Ave.	\$200,000.00
							C 7221 Fruitridge/5550 Emerson	\$200,000.00
							A 3509-15 36th St.-Mod	\$350,000.00
<b>CA 5-21 Substantial Rehab NH</b>								
					(3)A 3250 W Street - Full MOD 9 (CD funds?)	\$750,000.00	(4)A 4556-68 10th Ave - Full MOD	\$400,000.00
							(4)B 309 & 311 Graves Ave	\$200,000.00
							(4)B 1142 & 1144 Grand Ave	\$200,000.00
<b>CA 5-23 Oak Park Single Family</b>								
							(4)A 3254 Santa Cruz Wy	\$100,000.00
<b>CA 5-24 Oak Park Town</b>								
							(4) A Asphalt	\$30,000.00
							(4)C {3}HVAC Replace	\$90,000.00
<b>CA 5-25 Substantial Rehab -</b>								
							(4)C 3672 Reel Circle	\$100,000.00
							(4)C 200 Redondo Ave	\$100,000.00
							C 7557 18th St.	\$100,000.00
							B 4137 Rio Linda Blvd.	\$100,000.00
							C 375 Lindley Dr	\$100,000.00
							A 3421 & 3423 19th Av	\$200,000.00
							A 4058/4060 Sumac Av	\$200,000.00
<b>CA 5-27 Connie/Fairgrounds</b>								
			(2)Fairgrounds-Repair Playground	\$30,000.00	(3) B Connie - Roof	\$50,000.00	(4)C Connie - Parking Lot	\$30,000.00
							(4) C Silvereagle- Asphalt / Slurry/Stripe	\$15,000.00
							(4)C Fairgrounds - Asphalt Repairs/Stripping/Slurry	\$30,000.00
<b>CA 5-35 City Minor Rehab - Various Scat Sites</b>								
							(4)A 7844 Shrader Circle	\$100,000.00
							A 7466, 7434, 7462, & 7458 Cosgrove	\$400,000.00

CAPITAL FUND PRIORITY LIST - CITY

Complex	Level 1		Level 2		Level 3		Level 4	
							(4) A 7826 Shrader Cr.	\$100,000.00
							A 7838 Shrader Cr.	\$100,000.00
							A 7832 Shrader Cr.	\$100,000.00
							C 7441 19th St	\$100,000.00
							C 1920 Quincy Ave	\$100,000.00
							B 3319 Western Ave	\$100,000.00
							B 3325 Western Ave	\$100,000.00
							B 3293 Western Ave	\$100,000.00
							B 3255 Western Ave	\$100,000.00
							B 65 Olmstead Dr.	\$100,000.00
							B 1021 South	\$100,000.00
							C 530 Lampasas Ave A/B	\$200,000.00
							(4)D 6552-66 24th Street - Envelope	\$400,000.00
							(4)A 6552-66 24th Street - Paint/Siding	\$150,000.00
							(4) B {2} 24th St. - HVAC	\$60,000.00
							(4)D 24th St. -Tree Repairs	\$25,000.00
<b>CA 5-38 Folsom/Rio Lane</b>							(4)C Rio - Asphalt Repair	\$10,000.00
							(4) C Tree Work	\$10,000.00
							(4) C Folsom - Asphalt	\$5,000.00
<b>CA 5-39 Vista Arms/2nd St/3rd Ave/4th Ave</b>							(4)C Vista Arms - Tree Work	\$10,000.00
							(4)C Parking Lot Repair	\$25,000.00
<b>CA 5-40 Corral Gables, Glenn Haven, Western, Weymouth</b>							(4)D Coral Gables-Asphalt	\$25,000.00
							(4)B 3349 Western Ave.	\$100,000.00
							B 3183 Western Ave	\$100,000.00
							B 3183 Western Ave	\$100,000.00
							B 3183 Western Ave	\$100,000.00
							B 3183 Western Ave	\$100,000.00
							B 3183 Western Ave	\$100,000.00
							B 3183 Western Ave	\$100,000.00
<b>CA 5-42 Mandy/Meadowgate</b>								

CAPITAL FUND PRIORITY LIST - CITY

Complex	Level 1		Level 2		Level 3		Level 4	
							(4)C Asphalt Stripping/Slurry	\$40,000.00
							(4)B MOD - Envelope (Siding)	\$250,000.00
TOTALS		\$500,000.00		\$278,500.00		\$3,888,375.00		\$23,300,000.00
PB8 REMODEL COSTS								\$8,520,000.00

CAPITAL FUND PRIORITY LIST - COUNTY

<b>COMPLEX</b>	<b>LEVEL 4</b>	
<b>CA 7-1 Dos Rios</b>	<b>(4) D Replace Water Mains-Complex</b>	<b>\$1,500,000</b>
<b>CA 7-2 Dos Rios Scat Sites</b>		
	<b>(4) B 3820, 3832 Alder</b>	<b>\$200,000</b>
	<b>B 3812 &amp; 3913 Alder</b>	<b>\$200,000</b>
	<b>B 3925 &amp; 3917 Dry Creek</b>	<b>\$200,000</b>
	<b>B 3640 Belden Rd</b>	<b>\$100,000</b>
	<b>B 3618 &amp; 3640 Branch</b>	<b>\$200,000</b>
	<b>B 3718 Cypress</b>	<b>\$50,000</b>
	<b>B 3945 Palmetto</b>	<b>\$100,000</b>
	<b>B 3934 Rose</b>	<b>\$100,000</b>
<b>CA 7-4 County Scat Sites</b>		
	<b>(4) C 3641 Centinella</b>	<b>\$100,000</b>
	<b>C 4116 Dexter Circle</b>	<b>\$100,000</b>
	<b>C 4020 Cornelia Way</b>	<b>\$100,000</b>
	<b>C 6589 Melrose Dr.</b>	<b>\$100,000</b>
	<b>C 6529 Juneau Way</b>	<b>\$100,000</b>
	<b>C 5721 San Marcos</b>	<b>\$100,000</b>
	<b>B 3833 Centinnela Dr.</b>	<b>\$100,000</b>
	<b>C 6444 La Cienega Dr.</b>	<b>\$100,000</b>
	<b>C 6445 Larchmont Dr.</b>	<b>\$100,000</b>
	<b>C 6653 Melrose Dr.</b>	<b>\$100,000</b>
	<b>(4) C Terrell-Roof</b>	<b>\$18,000</b>
	<b>(4) C Terrell - HVAC</b>	<b>\$15,000</b>
	<b>(4) C Terrell-Asphalt</b>	<b>\$20,000</b>
	<b>(4) D {4} El Parque - HVAC</b>	<b>\$202,500</b>
<b>CA 7-5 Alta Arden/Dry Creek/Fair Oaks/El Paraiso</b>		
	<b>(4) B Alta Arden Asphalt</b>	<b>\$50,000</b>
	<b>(4) B {1} Alta Arden - HVAC</b>	<b>\$280,000</b>
	<b>(4) C {2} Fair Oaks - HVAC</b>	<b>\$80,000</b>
	<b>(4) C Fair Oaks - Asphalt</b>	<b>\$30,000</b>
	<b>(4) B {1} 6045 Dry CrkHVAC</b>	<b>\$72,000</b>
	<b>(4) C Dry Creek - Asphalt</b>	<b>\$30,000</b>
	<b>(4) D Alta Arden - Tree</b>	<b>\$25,000</b>
	<b>(4) B {1} El Paraiso - HVAC</b>	<b>\$170,000</b>
	<b>(4) C El Paraiso - Asphalt</b>	<b>\$80,000</b>
<b>CA 7-7 Mariposa/Shupe/Tiara/Bell</b>		
	<b>(4) C Bell - Asphalt</b>	<b>\$25,000</b>

CAPITAL FUND PRIORITY LIST - COUNTY

	(4) B {1} Bell - HVAC	\$100,000
	(4) A MOD - Mariposa	\$800,000
	(4) A MOD - Tiarra	\$800,000
<b>CA 7-8 Beech/Engle/Dewey/S.W</b>	<b>./1517 Bell/Manzanita</b>	
	(4) C Beech-Asphalt	\$30,000
	(4) D Beech-Decks	\$60,000
	(4) B {1} Bell - HVAC	\$45,000
	(4) B {1} Beech - HVAC	\$100,000
<b>CA 7-9 Substantial Rehab</b>		
	(4) D Nina - Install Retro-fit Wind	\$75,000
<b>CA 7-11 6029 Dry Creek Rd.</b>		
	(4) C Asphalt	\$15,000
	(4) C {2} HVAC	\$90,000
<b>CA 7-12 Date Avenue</b>		
	(4) C Asphalt	\$15,000
	(4) C {2} HVAC	\$90,000
<b>CA 7-13 Evelyn Lane</b>		
<b>CA 7-14 Elk Grove Road</b>		
	(4) C Asphalt	\$15,000.00
<b>CA 7-15 Pomegranate</b>		
	(4) B {1} HVAC	\$110,000.00
	(4) D Asphalt	\$20,000.00
	(4) A Roofing	\$50,000.00
<b>CA 7-16 Sunset Ave</b>		
	(4) D Sunset-Roof	\$45,000
	(4) C {2} Sunset - HVAC	\$100,000
	(4) D Sunset-Envelope	\$475,000
<b>CA 7-17 Cassandra Way</b>		
	(4) B {1}HVAC Replace	\$100,000.00
	(4) B Roof Replacement	200,000.00
<b>CA 7-18 County Minor Rehab</b>		
	(4) C 3648 Centinella	\$100,000
	C 5001 33rd Ave	\$100,000
	C 3840 Milton Way	\$100,000
	C 6426 Larchmont Dr	\$100,000
	C 5248 & 5250 Southwest	\$200,000
<b>CA 7-19 Laguna Creek #1/Bruceville Rd</b>		
	(4) D Asphalt -Park Lot	\$8,000.00

CAPITAL FUND PRIORITY LIST - COUNTY

<b>CA 7-20 Laguna Creek/Bruceville Rd</b>		
	(4) D Asphalt - Park Lot	\$8,000.00
<b>CA 7-21 Cook Ave.</b>		
	(4) C Asphalt - Park Lot	\$20,000
<b>CA 7-22 Whitney Ave.</b>		
	(4) C Asphalt	\$10,000
<b>CA 7-23 Elk Grove/Florin</b>		
	(4) C Asphalt	\$30,000
<b>CA 7-24 Sunrise/Roseville Rd/48th Ave</b>		
	(4) C 48th - Ext Painting	\$84,000
	(4) C 48th/Sunrise /Asphalt Repair Slurry/Stripe	\$15,000
	(4) C Roseville - Asphalt	\$10,000
	(4) Roseville -Fencing	\$30,000
	(4) Roseville -Erosion/ Landscaping	\$25,000
<b>CA 7-33 Perry/2608-10 El Parque /Lang /Portsmouth / Renick/Dain.South Whiterock/ Young St.</b>		
	(4) D Dain - Upgrade Electrical Panels	\$10,000
	(4) C 2608 & 2610 El Parque Cir.	\$200,000.00
	(4) C Dain Roofing	\$50,000.00
	(4) C Portsmouth-Roofing	\$60,000.00
	(4) B {1} Perry - HVAC	\$50,000.00
	(4) D Perry Siding	\$120,000.00
	(4) C Dain - Asphalt	\$25,000.00
	(4) C S. Whiterock - Asphalt	\$25,000.00
	(4) C Perry - Asphalt	\$25,000.00
	(4) C Portsmouth-Asphalt	\$25,000.00
	(4) C Perry - Landscaping/Drainage	\$25,000.00
	(4) D S/Whiterock Drain.	\$25,000.00
	(4) D Lang - Siding	\$130,000.00
	(4) D (8) Lang - HVAC	\$40,000.00
<b>CA 7-36 Gunn/Grove/Coloma/Main Ave./Whitney/Walegra</b>		
	(4) A Grove- Exterior Painting	\$28,000
	(4) C Main - Asphalt	\$20,000
	(4) C Coloma - Asphalt	\$20,000

CAPITAL FUND PRIORITY LIST - COUNTY

	(4) C Gunn - Asphalt	\$20,000
	(4) A Coloma - Irrigation- Replanting	\$20,000
CA 7-37 Young Street		
	(4) C Asphalt	\$15,000
CA 7-38 41st/42nd/North Crest		
	(4) D {4} North Crest - HVAC	\$140,000
	(4) C North Crest - Asphalt	\$30,000
TOTALS		\$10,025,500.00

# SHRA Public Housing Organization Chart

Last Modified  
10/26/2006

