

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

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**Housing Authority Of The City Of Los Angeles**  
**Year 2008 Agency Plan**

**FINAL VERSION**

- 5 Year Plan for Fiscal Years 2005 - 2009
- Annual Plan for Fiscal Year 2008

**October 11, 2007**

**PHA Plan  
Agency Identification**

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

**PHA Number: CA004**

**PHA Fiscal Year Beginning: January 1, 2008**

**PHA Programs Administered:**

**Public Housing and Section 8**

Number of public housing units:

Number of S8 units:

**Section 8 Only Public Housing Only**

Number of S8 units:

Number of public housing units:

**PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**Public Access to Information**

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

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

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

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

- HACLA Central Offices – 3<sup>rd</sup> Floor
- HACLA Development Management Offices
- HACLA Section 8 Offices – West, East, South and Valley Offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government

Public library  
HACLA Internet Site: [www.hacla.org](http://www.hacla.org)  
Other:

- 1 **HACLA Public Housing Application Center**
- 2 **HACLA Asset Management Department Office**
- 3 **HACLA Public Housing Developments – RAC/RMC Offices**

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

HACLA Central Offices, 3<sup>rd</sup> floor  
HACLA Development Management Offices  
Other

- HACLA Internet Site [www.hacla.org](http://www.hacla.org) (Section 8 Admin Plan & ACOP)
- HACLA Section 8 Offices (Section 8 Admin Plan)

## **5-Year Plan PHA Fiscal Years 2005 - 2009**

[24 CFR Part 903.5]

### **A. Mission**

The PHA's mission is:

***“HACLA will preserve its existing affordable housing supply of 75,400 units while ensuring these units are both safe and hygienic and will spearhead a collaborative effort to increase the supply of affordable housing in LA by 30,000 units within the next 10 years.***

***HACLA will collaborate with residents and public, non-profit and private entities to create viable, healthy communities and to empower able residents to achieve financial independence. We will achieve the above while maintaining strong internal controls and developing and maintaining a strong culture of mutual respect, fiscal responsibility, and ethical behavior by our employees, residents and other key stakeholders.”***

### **B. Goals**

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

PHA Goal: Expand the supply of assisted housing  
Objectives:

Apply for additional rental vouchers:  
Reduce public housing vacancies:  
Leverage private or other public funds to create additional housing opportunities:  
Acquire or build units or developments  
Other (list below)

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

PHA Goal: Improve the quality of assisted housing  
Objectives:

Improve public housing management:  
Improve voucher management:  
Increase customer satisfaction:  
Concentrate on efforts to improve specific management functions:

Renovate or modernize public housing units:  
Demolish or dispose of obsolete public housing:  
Provide replacement public housing:  
Provide replacement vouchers:

Other: (list below)

- 2 Regain a PHAS score of 90%+**
- 3 Achieve a SEMAP score of 90%+.**

**The HACLA proposes to submit applications for the disposition of several public housing properties where by doing so, the viability of the properties as affordable housing or the viability of other properties within HACLA's inventory can be enhanced, or redevelopment goals including one-for-one replacement of public**

**housing can be furthered.**

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

Conduct outreach efforts to potential voucher landlords

Increase voucher payment standards

Implement voucher homeownership program:

Implement public housing or other homeownership programs:

Implement public housing site-based waiting lists:

- **Only two site based waiting list for:**

- **Pueblo del Sol & Harbor View (Dana Strand)**

Convert public housing to vouchers:

Other: (list below)

- 1 Explore the feasibility of public housing or homeownership programs within the context of revitalization activity.**
- 2 Study the appropriate potential for site-based waiting lists and proceed with the appropriate course of action.**
- 3 Pursue the disposition of various public housing developments where this ultimately could increase assisted housing choices**
- 4 The HACLA may Project-base up to 2,900 Section 8 tenant-based vouchers**

**HUD Strategic Goal: Improve community quality of life and economic vitality**

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

Implement public housing security improvements:

Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of**

## **families and individuals**

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

Increase the number and percentage of employed persons in assisted families:  
Provide or attract supportive services to improve assistance recipients' employability:  
Provide or attract supportive services to increase independence for the elderly or families with disabilities.  
Other: (list below)

**Due to a reduction in federal and other funds, the HACLA has had to reduce the amount of services that are available to residents. The HACLA will continue to seek out funding opportunities to support efforts to move families to self-sufficiency.**

## **HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

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

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

**Other PHA Goals and Objectives: (list below)**

## **Violence Against Woman Act Implemented Changes**

The Housing Authority in response to the Violence Against Woman Act (VAWA) has implemented changes to the Section 8 Administrative Plan and is currently working on a Public Housing lease amendment. Such changes include:

- Bifurcation of the lease for victims of domestic violence, dating violence, sexual assault or stalking.
- That an applicant or participant is, or has been, a victim of domestic violence, dating violence or stalking, is not an appropriate basis for denial or termination of program assistance, or for denial of admission to any assisted housing program, if the applicant otherwise qualifies for assistance or admission.
- The HACLA may not terminate assistance to a participant in any assisted housing program on the basis of an incident or incidents of actual or threatened domestic violence, dating violence or stalking against that participant.
- Vouchers shall not be cancelled for a member or members of a family who move out in violation of the lease due to a threat or perceived threat of domestic violence dating violence or stalking. Portability benefits remain un-affected.
- Criminal activity directly relating to domestic violence, dating violence or stalking shall not be considered a serious or repeated violation of the lease by the victim or threatened victim of that criminal activity or justify termination of assistance to the victim or threatened victim.

For more detail, language changes please refer to Section 8 Administrative plan Sections:

- **6.18.4 Actual or Threatened Physical Violence**
- **6.18.5 Certification of Domestic Violence**
- **8.3 Denial of Portable Voucher for Moves in Violation of the Lease**
- **13.4.1 Domestic Violence, Dating Violence and Stalking**
- **13.7.1 Serious or Repeated Violation of the Lease**
- **13.7.9 Eviction from Assisted Housing**
- **Public Housing Lease Agreement**

The Housing Authority will work with non-profit organizations to apply for grants to provide additional services for victims of domestic violence.

## **Annual PHA Plan**

## **PHA Fiscal Year 2008**

[24 CFR Part 903.7]

### **i. Annual Plan Type:**

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

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

[24 CFR Part 903.7 9 (r)]

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

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

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

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

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.12(b)]

#### **Table of Contents**

	<b><u>Page #</u></b>
<b>i. Annual Plan</b>	<b>8</b>
ii. Executive Summary	<b>9</b>
iii. Annual Plan Table of Contents	<b>10</b>
Table of Contents	<b><u>Page #</u></b>
1. Statement of Housing Needs	<b>15</b>
2. Financial Resources	<b>210</b>
3. Policies on Eligibility, Selection and Admissions	<b>22</b>
4. Rent Determination Policies	<b>354</b>
5. Operations and Management Policies	<b>4039</b>
6. Grievance Procedures	<b>410</b>
7. Capital Improvement Needs	<b>421</b>
8. Demolition and Disposition	<b>476</b>
9. Designation of Housing	<b>572</b>
10. Conversions of Public Housing	<b>583</b>
11. Homeownership	<b>594</b>
12. Community Service Programs	<b>606</b>
13. Crime and Safety	<b>640</b>
14. Pets	<b>673</b>
15. Civil Rights Certifications (w/ PHA Plan Certifications)	<b>673</b>
16. Audit	<b>673</b>
17. Asset Management	<b>673</b>
18. Other/Resident Advisory Board Recommendations	<b>684</b>
19. Consistency with Consolidated Plan	<b>706</b>
20. Other HUD Required Attachments and Grant Certifications	<b>716</b>
21. Violence Against Women Act (VAWA) Statement	<b>728</b>

#### **Attachments**

Required Attachments:

Admissions Policy for Deconcentration  
FY 2008 Capital Fund Program Annual Statement  
Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)  
Membership on the Resident Advisory Board  
Resident Membership on the PHA Governing Board  
Community Service Description of Implementation  
Information of Pet Policy  
Progress in Meeting the 5-Year Plan Missions and Goals

Section 8 Homeownership Capacity Statement  
 Resident Satisfaction Survey Follow-Up  
 Voluntary Conversion Required Initial Assessment  
 Intent To Project-base Vouchers Statement

Optional Attachments:

PHA Management Organizational Chart  
 FY 2008 Capital Fund Program 5 Year Action Plan  
 Public Housing Drug Elimination Program (PHDEP) Plan  
 Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)  
 Other (List below, providing each attachment name)

**Supporting Documents Available for Review**

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

	<p>US Housing Act of 1937, as implemented in the <i>2/18/99 Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and</p> <p>2. Documentation of the required deconcentration and income mixing analysis</p>	
Yes	<p>Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A &amp; O Policy</p>	Annual Plan: Rent Determination
Yes	<p>Schedule of flat rents offered at each public housing development check here if included in the public housing A &amp; O Policy</p>	Annual Plan: Rent Determination
Yes	<p>Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan</p>	Annual Plan: Rent Determination
Yes	<p>Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)</p>	Annual Plan: Operations and Maintenance
Yes	<p>Public housing grievance procedures check here if included in the public housing A &amp; O Policy</p>	Annual Plan: Grievance Procedures
Yes	<p>Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan</p>	Annual Plan: Grievance Procedures
Yes	<p>The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year</p>	Annual Plan: Capital Needs
Not Applicable	<p>Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant</p>	Annual Plan: Capital Needs
Yes	<p>Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)</p>	Annual Plan: Capital Needs
Yes	<p>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</p>	Annual Plan: Capital Needs
Yes	<p>Approved or submitted applications for demolition and/or disposition of public housing</p>	Annual Plan: Demolition and Disposition
Not Applicable	<p>Approved or submitted applications for designation of public housing (Designated Housing Plans)</p>	Annual Plan: Designation of Public Housing
Yes	<p>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</p>	Annual Plan: Conversion of Public Housing
Yes	<p>Approved or submitted public housing homeownership programs/plans</p>	Annual Plan: Homeownership
Yes	<p>Policies governing any Section 8 Homeownership program check here if included in the Section 8</p>	Annual Plan: Homeownership

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

**Note: Supporting Documents**

All supporting documents for FY 2008 Agency Plan can be viewed at the Housing Authority's Central offices located at:

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

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

1 = "No Impact"  
5 = "Severe Impact"

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	uppl	ualit	ess-abil	Size	Location
Income <= 30% of AMI	251,468	5	5	5	5	5	5
Income >30% but <=50% of AMI	181,163	4	4	4	4	4	4
Income >50% but <80% of AMI	209,280	4	4	4	4	4	4
Elderly	7601,222	4	4	4	4	4	4
Families with Disabilities	324,846	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

Consolidated Plan of the Jurisdiction/s

Indicate year: 2003 - 2008

U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset **2005 American Community Survey**

American Housing Survey data

Indicate year:

Other housing market study

Indicate year:

Other sources: (list and indicate year of information)

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

Housing Needs of Families on the Waiting List
Waiting list type: (select one) Section 8 tenant-based assistance Public Housing

Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	<b>17,194</b>		<b>364</b>
Extremely low income <=30% AMI	<b>14,786</b>	<b>86%</b>	
Very low income (>30% but <=50% AMI)	<b>2,407</b>	<b>14%</b>	
Low income (>50% but <80% AMI)	<b>7</b>	<b>0%</b>	
Families with children	<b>8,236</b>	<b>47.9%</b>	
Elderly families	<b>4,488</b>	<b>26.1%</b>	
Families with Disabilities	<b>1,169</b>	<b>6.8%</b>	
Hispanic	<b>8,334</b>	<b>48.5%</b>	
African American	<b>6,184</b>	<b>36%</b>	
Caucasian	<b>965</b>	<b>5.6%</b>	
Asian	<b>1,671</b>	<b>9.7%</b>	
<b>Bedroom Size Characteristics</b>	<b># Families</b>	<b>% of Total Families</b>	<b>Annual Turnover</b>
1BR (inc 0 bedroom)	<b>9,074</b>	<b>52.8%</b>	<b>58</b>
2 BR	<b>3,319</b>	<b>19%</b>	<b>199</b>
3 BR	<b>4,266</b>	<b>24.8%</b>	<b>71</b>
4 BR	<b>527</b>	<b>3.1%</b>	<b>26</b>
5 BR	<b>6</b>	<b>0%</b>	<b>10</b>
5+ BR	<b>2</b>	<b>0%</b>	<b>N/A</b>
Is the waiting list closed (select one)? No Yes If yes: How long has it been closed (# of months)? N/A Does the PHA expect to reopen the list in the PHA Plan year? No N/A Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes <b>N/A</b>			

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one) Section 8 tenant-based assistance Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover

Waiting list total	<b>16,486</b>		<b>1,653</b>
Extremely low income <=30% AMI	<b>12,035</b>	<b>73%</b>	
Very low income (>30% but <=50% AMI)	<b>4,121</b>	<b>25%</b>	
Low income (>50% but <80% AMI)	<b>330</b>	<b>2%</b>	
Families with children	<b>6,594</b>	<b>40%</b>	
Elderly families	<b>8,243</b>	<b>50%</b>	
Families with Disabilities	<b>8,243</b>	<b>50%</b>	
Hispanic	<b>3,292</b>	<b>20%</b>	
African American	<b>9,232</b>	<b>56%</b>	
Caucasian	<b>3,627</b>	<b>22%</b>	
Asian	<b>330</b>	<b>2%</b>	
<b>Bedroom Size Characteristics</b>	<b># Families</b>	<b>% of Total Families</b>	<b>Annual Turnover</b>
1BR (inc 0 bedroom)	<b>6,430</b>	<b>39%</b>	
2 BR	<b>6,598</b>	<b>40%</b>	
3 BR	<b>2,803</b>	<b>17%</b>	
4 BR	<b>495</b>	<b>3%</b>	
5 BR	<b>148</b>	<b>.90%</b>	
5+ BR	<b>12</b>	<b>.07%</b>	<b>N/A</b>
<p>Is the waiting list closed (select one)? No Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? As of January 01, 2005</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? No Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes <b>Through Special Programs referred through agencies under contract with the HACLA</b></p>			

C.

## Strategy for Addressing Needs

### (1) Strategies

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

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

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

#### **1 Project-based tenant-based vouchers**

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

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

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

**3 Maintain a landlord council to increase owner participation in Section 8 Programs.**

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

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

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

Employ admissions preferences aimed at families who are working (for Public Housing)  
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:**

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

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

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

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

- **Provide reasonable accommodation in all housing programs.**

**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:**

Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Other: (list below)

- **Conduct extensive community-wide marketing and outreach.**

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

Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

Market the Section 8 program to owners outside of areas of poverty /minority concentrations

Other: (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)

- 4 Low vacancy rates, rising rents, and reluctance of owners in low-poverty neighborhoods to participate in the tenant-based program.**

- 5 Low production of new affordable housing.**

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2007 grants)</b>		
a) Public Housing Operating Fund	<b>\$20,000,000</b>	
b) Public Housing Capital Fund (2)	<b>\$18,600,000</b>	
c) HOPE VI Revitalization	<b>0</b>	
d) HOPE VI Demolition	<b>0</b>	
e) Annual Contributions for Section 8 Tenant-Based Assistance (1)	<b>\$405,000,000</b>	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	<b>N/A</b>	
g) Resident Opportunity and Self-Sufficiency Grants	<b>\$250,000</b>	<b>Resident employment training and development program / Senior Citizen Assistants (RSDM)</b>
<b>1. Community Development Block Grant</b>	<b>\$630,000</b>	<b>Community Services</b>
a) HOME	<b>0</b>	
Other Federal Grants (list below)		
a) Safe Neighborhoods & COPS	<b>N/A</b>	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
a) Prior Year Capital Fund Receipts	<b>\$14,000,000</b>	
b) Prior Year Drug Elimination	<b>N/A</b>	
<b>3. Public Housing Dwelling Rental Income</b>	<b>\$27,600,000</b>	<b>Operations</b>
<b>4. Other income (list below)</b>		
a) Investment Income	<b>\$5,000,000</b>	<b>Operations</b>
b) Section 8 Admin Retained Earnings	<b>\$7,900,000</b>	
c) Public Housing Retained Earnings	<b>0</b>	<b>Operations</b>
d) Section 8 Welfare to Work Admin Fees	<b>N/A</b>	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$498,980,000</b>	

(1). Includes HAP and admin fees for Section 8 Housing Choice Voucher Program only.

(2). Capital funds do not include Replacement Housing Fund of \$11.0 million.

(3). All others revenue projection from 2007 approved budget adjusted for known funding.

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

[24 CFR Part 903.7 9 (c)]

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

## **(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (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: (**when a family's eligibility is being verified, approximately one (1) month prior to first unit being offered.**)

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)

- 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)

- **The Housing Authority currently accesses some FBI data for criminal background screening.**

## **(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)

- **In 2003, a site-based wait list was instituted for Pueblo Del Sol (formerly known as Aliso Village), a HOPE VI site. In 2007, Harbor View (formerly known as Dana Strand Village) a mixed finance redevelopment opened.**

**Both Pueblo Del Sol and Harbor View are under the management of a private operator. The management agent for each of these two sites administers their list, in accordance with the HUD approved Management Plan.**

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

**Applicants are able to be on the HACLA general wait list as well as the Pueblo del Sol or the Harbor View list.**

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

PHA main administrative office  
PHA development site management office  
Other (list below)

**Housing Authority Application Center  
HACLA Website [www.hacla.org](http://www.hacla.org)  
Telephone (213) 353-1000  
HACLA Family Development site manager offices**

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

1. How many site-based waiting lists will the PHA operate in the coming year?  
**2**
- **Harbor View (Dana Strand)**
  - **Pueblo Del Sol (Aliso Village)**

**Each list is administered by the private management agent responsible for the property.**

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? **N/A**
3. Yes No: May families be on more than one list simultaneously  
If yes, how many lists? **3**

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)

### **(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

- **Applicants are offered up to three different sites; if they turn down all three sites they are removed from the waiting list and must reapply to the program.**

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

- **Not applicable to the Pueblo Del Sol (Aliso Village) and Harbor View wait lists.**

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: **Applicants to Pueblo Del Sol and Harbor View are offered three (3) units at their respective sites.**

### **(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?

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

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

- **20% of New Admissions – More than 50% but less than 80% of AMI**
- **Note: AMI = Los Angeles Area Median Income**

b. Transfer policies:

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

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

- **A voluntary transfer from another HACLA administered housing program.**

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 **(priority within a preference)**

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)

- **Families whose head or co-head is working at least 20 hours per week; or is attending an accredited institution of higher learning (college, trade school, vocational school) full-time, and the course of study is expected to lead to employment; or is working and attending an institution of higher learning, and the combined total is at least 20 hours per week; or otherwise equally income self-sufficient.**
- **Families whose family head and cohead, or whose sole member, are disabled or age 62 years of age and older will also receive this preference.**
- **Those dislocated due to public or private action**

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.

1 Date and Time

Former Federal preferences:

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

**Other: Local Preferences** .

- 1 Families whose head or cohead is working at least 20 hours per week; or is attending an accredited institution of higher learning (college, trade school, vocational school) full-time, and the course of study is expected to lead to employment; or is working and attending an institution of higher learning, and the combined total is at least 20 hours per week; or otherwise equally income self-sufficient**
- 2 Those dislocated due to public or private action**
- 2 Veterans and veterans' families (priority within preference)**
- 3 Date and Time (breaks ties)**
- N/A Residents who live and/or work in the jurisdiction
- N/A Households contributing to meeting income goals (broad range of incomes)
- N/A Households that contribute to meeting income requirements (targeting)
- N/A Those previously enrolled in educational, training, or upward mobility programs
- N/A Victims of reprisals or hate crimes
- N/A Other preference(s) (list below)

3. 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)

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?
- **The HACLA has six senior sites exempt from this rule. In addition, the HACLA has three other sites (Pico Gardens/Aliso Apartments, Aliso Village, and Dana Strand) which have undergone HUD approved HOPE VI demolition and/or mixed finance renewal.**
  - **Attachment 3-1**
- 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?

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
54TH ST - 145 E.	3	<p>One of the purposes of the scattered sites is to deconcentrate poverty. Occupancy to these sites is available to families currently residing in the HACLA's large family developments and who have a good residency record with the HACLA.</p> <p>No deconcentration policy is warranted for the following reasons:</p> <ul style="list-style-type: none"> <li>• The HACLA already has in place an admission preference for working families (seniors and disabled exempt). This includes those employed as well as those enrolled in school or other economic mobility programs.</li> <li>• The HACLA already offers families a wide array of social and economic development services for the purpose of improving resident's self-sufficiency.</li> <li>• Of the sites listed, 9 are below the 85% of the HACLA average threshold (only 3 family sites included – Imperial, Jordan, and Nickerson). Nineteen sites (including three family sites – San Fernando Gardens, Mar Vista Gardens, and Ramona Gardens) have an average income above 30% of the AMI and above the HACLA average.</li> <li>• No additional deconcentration efforts are needed.</li> </ul>	
112TH ST - 1100 E.	2		

NAOMI ST - 3206	3	
IMPERIAL COURTS	490	
LEMP - 6615	4	
NICKERSON GARDENS	1066	
JORDAN DOWNS	700	
EMILITA - 11442	3	
91ST ST - 210 W.	3	
CRENSHAW	3	
KLUMP - 5737	3	
CALVERT	4	
ESTRADA COURTS	414	
107TH ST - 339	2	
92ND ST - 563 W	9	
SAN FERNANDO GDNS	448	
VINELAND - 6530	30	
MAR VISTA GARDENS	601	
VANOWEN/MORELLA	14	
PENFIELD - 8325	5	
HART - 11737	3	
57TH ST - 1330 W.	7	
OPP ST	9	
RIDGELEY - 2326	8	
94TH ST - 110 E.	2	
SIMPSON - 6923	3	
HART ST - 11736-40	3	
57TH ST - 1539 E.	2	

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) Please refer to “d” above.

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

Not applicable: results of analysis did not indicate a need for such efforts  
List (any applicable) developments below:

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

Not applicable: results of analysis did not indicate a need for such efforts  
List (any applicable) developments below:

## **B. Section 8**

### **(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)

- **Any information required by regulations.**

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

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

- ***To be determined in consultation with an outside vendor.***

### **(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:

- *The initial voucher period is 60 days with the ability to have 30-day increments for a total of 120 days.*
- *For disabled individuals, the initial voucher period is 60 days with the ability to have 30-day increments for a total of 260 days.*

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

1. Yes No: Has the PHA established preferences for admission to Section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

Working families and those unable to work because of age or disability

**3 Veterans and veterans' families**

Residents who live and/or work in your jurisdiction  
 Those enrolled currently in educational, training, or upward mobility programs  
 Households that contribute to meeting income goals (broad range of incomes)  
 Households that contribute to meeting income requirements (targeting)  
 Those previously enrolled in educational, training, or upward mobility programs  
 Victims of reprisals or hate crimes

1 Other preference(s) (list below)

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- N/A Working families and those unable to work because of age or disability

**2 Date and Time**

**3 Veterans and veterans' families**

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

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

### **Administrative Plan.**

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

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)

**Via the HACLA website ([www.hacla.org](http://www.hacla.org)) information is available on the special Section 8 programs including, Aftercare, Family Unification, FSS, Medicaid Waiver, Homeless, Moderate Rehab, etc.**

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

Through published notices  
Other (list below)

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

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

[24 CFR Part 903.7 9 (d)]

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

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

a. Use of discretionary policies: (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? **No/Minimum Rent = \$0**

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

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

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

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

**Flat Rents for 2008**

<b>Zero bedroom</b>	<b>=</b>	<b>\$ 501</b>
<b>One bedroom</b>	<b>=</b>	<b>\$ 590</b>
<b>Two bedrooms</b>	<b>=</b>	<b>\$ 740</b>
<b>Three bedrooms</b>	<b>=</b>	<b>\$ 817</b>
<b>Four bedrooms</b>	<b>=</b>	<b>\$ 941</b>
<b>Five bedrooms</b>	<b>=</b>	<b>\$1127</b>

- 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)

- **The HACLA has not and does not plan to adopt any discretionary deductions or exclusions.**

- 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) **N/A**

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) **N/A**

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)

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

5. 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)

- **Through a survey of the private rental market by an outside vendor.**

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

### **(1) Payment Standards**

- a. What is the PHA's payment standard? (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)

- **The HACLA is seeking approval of exception rent areas from HUD.**

- 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)

- b. 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)

- **To deconcentrate into Low-poverty areas.**

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

Annually

Other (list below)

- **Payment adequacy is monitored routinely; at a minimum payment**

**standards are adjusted annually after FMR publication**

- d. 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)

- **Budgetary constraints**
- **Expanding opportunities outside of areas containing high concentration of poverty and minorities.**

**(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)

**Minimum rent = \$50**

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

(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**

<b>Program Name</b>	<b>Units or Families Served at Year Beginning 2007</b>	<b>Expected Turnover</b>
Public Housing	<b>7,409</b>	<b>364</b>
Section 8 Vouchers	<b>34,796</b>	<b>2,984</b>
S8 Homeownership	<b>34</b>	<b>2</b>
SRO - Homeless	<b>1,614</b>	<b>65</b>
Project-based Certif	<b>1,152</b>	<b>46</b>
Aftercare	<b>213</b>	<b>9</b>
VASH	<b>52</b>	<b>2</b>
Family Unification	<b>191</b>	<b>8</b>
Prepaid Mortgage	<b>637</b>	<b>25</b>
Expiring Projects	<b>524</b>	<b>21</b>
Welfare to Work	<b>951</b>	<b>38</b>
Opt-out	<b>264</b>	<b>7</b>
Medicaid Waiver	<b>102</b>	<b>4</b>
HOPE VI, Etc.	<b>155</b>	<b>6</b>
Section 8 Mod Rehab	<b>1,134</b>	<b>45</b>
Section 8 Certificates	<b>3,371</b>	<b>135</b>
Public Housing Drug Elimination Program (PHDEP)		
<b>OTHER FEDERAL PROGRAMS</b>		
HOPWA	<b>337</b>	<b>14</b>
Shelter Plus Care	<b>1,586</b>	<b>63</b>



## C. Management and Maintenance Policies

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

- **Manual I & II of Policies & Procedures**
- **HACLA Annual Income Guidebooks**

(2) Section 8 Management: (list below)

- **Section 8 Admin Plan**
- **Manual of Policies & Procedures**
- **FSS Action Plan**
- **Policy & Procedure Memos**

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

1. 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)

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

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

If yes, list additions to federal requirements below:

- **Contained in Section 8 Administrative Plan Chapter 14 (See Attachment)**

1. 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)

- **Any Section 8 Office or Contact the Case Worker or Supervisor by phone or by fax.**

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

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

Select one:

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

- **Attachment 7-1**
- **Attachment 7-2**
- **Attachment 7-3**
  
- **Funding for the Capital Fund Program is subject to Federal Budget appropriations. Reductions in appropriations may result in reduced or eliminated work items**

-or-

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

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

- 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: **Attachment 18-5**

-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)

### **(3) Statement of Additional Usage of Capital Funds**

The Housing Authority of the City of Los Angeles reserves its right to exercise, to the fullest extent authorized by law, the rights granted to a public housing agency, as more particularly enumerated under Section 9 of the Housing Act of 1937, as amended, to transfer up to 20% of available Fiscal Year 2008 Capital Funds to Operating Fund accounts.

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

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

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

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

- **Completed**

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:

- The Authority reserves the right to apply for HOPE VI funding additional sites. The Authority may also apply for HOPE VI demolition grant funds.
- The following are potential sites for HOPE VI and/or non-HOPE VI revitalization and/or demolition grants, or other related revitalization activities. List is not necessarily in priority order:

Cal- 401 Ramona Gardens  
 Cal- 403 Pueblo Del Rio  
 Cal- 406 William Mead  
 Cal- 407 Estrada Courts  
 Cal- 408 Rose Hill Courts  
 Cal- 409 Avalon Gardens

Cal- 410 Gonzaque Village  
 Cal- 413-Nickerson Gardens  
 Cal- 416 Jordan Downs  
 Cal- 419 Imperial Courts  
 Cal- 421 Mar Vista Gardens

- Additional sites will likely be added to the above list, subject to on-going physical needs assessment and strategic planning process. Any large public housing development may be a candidate for revitalization.
- In 2008, the Housing Authority will continue with a mixed-financed redevelopment of Harbor View (formerly Dana Strand Village).

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:

- Pueblo & Vista Del Sol (formerly Aliso Village)
- Harbor View (formerly Dana Strand Village)
- Estrada Courts, Pueblo Del Rio or San Fernando Gardens leveraged mixed financing for acceleration of comprehensive modernization.
- The Housing Authority is continuing to explore opportunities for entering into debt-leverage financing arrangement with private partners to redevelop, revitalize, or remodel selected properties. Debt-leveraging activity will be in accordance with HUD regulations.

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:

- **The Authority has submitted to HUD a Replacement Housing Factor Plan for Dana Strand Village. The plan, which does not include HOPE VI Redevelopment grant funds, calls for the mixed-finance redevelopment of Dana using a combination of the Public Housing Development (PHDEV) grant funds, Replacement Housing Factor (RHF) grant funds, HOPE VI Demolition grant funds, Low-Income Housing Tax Credit (LIHTC) funds, HUD Section 202 funds and funds from conventional loans to redevelop Dana Strand.**
- **Under the RHF Plan, the Authority will construct approximately 90 units of public housing. The HUD Local office has reviewed and approved the RHF Plan for Dana Strand utilizing the following sources of funding: HOPE VI Demolition grant CAURD004-D-101 in the amount of \$2,917,540; PHDEV Grant CA16P004-225 in the amount of \$6,068,309; PHDEV Grant CA16P004-225 in the amount of \$2,124,915; RHF grant CA16R004-501-01 in the amount of \$1,295,397 (of \$2,292,715); RHF Grant CA16R004-501-02 in the amount of \$2,717,676; RHF Grant CA16R004-501-03 in the amount of \$1,026,265. The total of public housing funds proposed for use is \$16,150,102.**
- **The mixed-finance redevelopment of Dana Strand will be done in conformance with HUD regulations covering such redevelopment. A joint venture of two non-profit housing developers will be responsible for the redevelopment under the terms of a Master Development Agreement and Development and Disposition Agreements for specific phases of the development.**
- **The Authority has submitted to HUD a Development Proposal for the Lankershim project. The Authority purchased the 64-unit walkup apartment building at 6240 Lankershim Boulevard in North Hollywood on January 31, 2006. The property was purchased with funding from the Fannie Mae Line of Credit (LOC) with the intention, previously indicated to the Field Office, of replacing those funds up to approvable limits with Replacement Housing Factor funds. Approval from the local HUD office was received in August of 2006 and pursuant to the approved plan; the Authority will reconfigure the 64 existing 0-bedroom units into 30 public housing units, including 28 one-bedroom and 2 two-bedroom elevator units. Occupancy of the site will be limited to seniors and persons with disabilities.**
- **First Increment Replacement Housing Factor (RHF) grant funds to be utilized in this development include Grant CA16P004-709-99 in the amount of \$487,287; RHF Grant CA16R004-501-99 in the amount of \$1,025,042; RHF Grant CA16R004-501-00 in the amount of \$1,236,088; RHF Grant CA16R004-501-01 in the amount of \$997,318;**

RHF Grant No. CA16R004-501-04 in the amount of \$249,186. In addition, \$4,580,381 in Section 8 Administrative Fee Reserve Funds will be used to supplement the RHF funds for a total proposed development cost of \$8,575,303.

- The Authority has also submitted to HUD, a Development Proposal for an existing property located at 4621 West 87<sup>th</sup> Street. Approval of this proposal was received from the local HUD office in November of 2006 and pursuant to the approved plan; the building will be reconfigured into 27 one-bedroom units. HUD has approved the commitment of the following RHF grants: CA16R004-501-04 in the amount of \$939,339; CA16R004502-03 in the amount of \$1,209,795; and CA16R004502-04 in the amount of \$1,379,091 for this property. In addition, \$1,836,723 in Section 8 Administrative Fee Reserve Funds will be used to supplement the RHF funds for a total proposed development cost of \$5,364,948. To provide for handicapped accessibility to both levels, an elevator will also be added during the renovation work.
- The balance of remaining First and Second Increment RHF funds received to date, along with future RHF grant funding, will be accumulated and utilized for the potential redevelopment of the Authority's existing public housing developments under a Mixed-Finance Development proposal. Additional acquisitions of vacant land or other existing rental properties, adjacent to current public housing sites may also be initiated, subject to submission and approval by HUD of the appropriate development proposals.
- While the current Capital Fund needs of the Housing Authority are approximately \$584 million over the next 20 years, each year the Housing Authority must prioritize outstanding needs with the limited insufficient funds provided by HUD. The Housing Authority has prepared the attached Capital Fund reports with the uncertainty of the federal government's long-term commitment to such endeavors. For the work items identified to be adequately addressed, the funding levels for the Capital Fund Program (CFP) grants must be appropriately maintained without the continued decreases and set-asides applied in the federal budgeting process.

## **8. Demolition and Disposition** \_

[24 CFR Part 903.7 9 (h)]

1. 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>Dana Strand Village</b>
1b. Development (project) number:	<b>CA 16-P004-024</b>
2. Activity type:	Demolition Disposition
3. Application status (select one)	Approved - <b>Demolition</b> Submitted, pending approval Planned application
4. Date application approved, submitted, or <b>planned for submission</b>	<b>3/12/02 – Demolition approved</b> <b>7/07/03 – Disposition</b>
5. Number of units affected:	<b>384</b>
6. Coverage of action (select one)	Part of the development Total development – <b>Demolition &amp; Disposition</b>
7. Timeline for activity:	a. Actual or projected start date of activity: <b>03/29/02</b> b. Projected end date of activity: <b>12/18/03</b>
<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Scattered Sites: 112<sup>th</sup> St, Vanowen-Morella, Delano/Fair/Haynes/Hazelhurst, Crenshaw, Partridge, 41<sup>st</sup> PI, Emelita, Emelita, 94<sup>th</sup> St, Klump, 102<sup>nd</sup> St, 43<sup>rd</sup> St, 57<sup>th</sup> St, 87<sup>th</sup> PI, Calvert, Penfield, Runnymede, Lemp, Hart, Hart, Simpson, 105<sup>th</sup> PI, 107<sup>th</sup> St, 111<sup>th</sup> PI, Vineland, Adams, 54<sup>th</sup> St, 48<sup>th</sup> St, 93<sup>rd</sup> St, 43<sup>rd</sup> St, Honduras, Naomi, 91<sup>st</sup> St, 57/Ridgley, Tularosa, Montclairs, Opp St, 92<sup>nd</sup> St.</b>
1b. Development (project) number:	<b>CA 16-P004-039, 53, 54, 59, 60, 62, 63, 64, 65, 67, 68, 72, 73, 74, 75, 77, 78, 79, 80, 81, 82, 88, 97, 98, 102, 137, 138, 139, 414,</b>

<b>142, 143, 144, 145, 170, 181, 182, 183, 184</b>
2. Activity type: Demolition Disposition
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: <b>Planned for Submission – 11/15/2007</b>
5. Number of units affected: <b>196</b>
6. Coverage of action (select one) Part of the development - Total development(s) - <b>Disposition</b>
7. Timeline for activity: a. Actual or <b>projected</b> start date of activity: <b>04/01/2008</b> b. Actual end date of activity:

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Independent Square, California Apartments, Gibson Manor, Westside Manor, Simpson-Saticoy, Snyder Village/Yosemite</b>
1b. Development (project) number: <b>CA 16-P004-026A, CA 16-P004-028, CA 16-P004-029, CA 16-P004-038, CA 16-P004-046, CA 16-P004-048,</b>
2. Activity type: Demolition Disposition
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: <b>Planned for Submission – 11/15/2007</b>
5. Number of units affected: <b>455</b>
6. Coverage of action (select one) Part of the development - Total development(s) - <b>Disposition</b>
7. Timeline for activity: a. Actual or <b>projected</b> start date of activity: <b>04/01/2008</b> b. Actual end date of activity:

***The Housing Authority of the City of Los Angeles (HACLA) is proposing the disposition of 2 of its public housing portfolios – scattered and senior sites totaling 43 HUD project numbers consisting of 51 properties and 651 units.***

**Under the Scattered portfolio, the following sites are being proposed to be disposed from the public housing inventory:**

HUD Project #	Site Name	Site Address	# Units
CA004039	1100 & 1100 1/2 E. 112th St.	1100 & 1100 1/2 E. 112th St., L.A.	90059 2
CA004053	Vanowen - Morella	11818 Vanowen St., N. Hollywood	91605 7
		6900/6910 Morella Ave., N. Hollywood	91605 7
CA004054	Delano, Friar, Haynes, Hazelhurst	14753 Delano St., Van Nuys	91411 3
		14743 Friar St., Van Nuys	91411 3
		14311 Haynes St., Van Nuys	91401 3
		6114 Hazelhurst Pl., N. Hollywood	91606 7
CA004059	1416 Crenshaw Blvd.	1416 Crenshaw Blvd., L.A.	90019 3
CA004060	2927 Partridge Ave.	2927 Partridge Ave., L.A.	90039 5
CA004062	1613 & 1613 1/2 E. 41st Pl.	1613 & 1613 1/2 E. 41st Pl., L.A.	90011 2
CA004063	11218 Emelita St.	11218 Emelita St., N. Hollywood	91601 3
CA004064	11442 Emelita St.,	11442 Emelita St., N. Hollywood	91601 3
CA004065	110 & 110 1/2 E. 94th St.	110 & 110 1/2 E. 94th St., L.A.	90003 2
CA004067	5737 Klump Ave.	5737 Klump Ave., N. Hollywood	91601 3
CA004068	245 & 245 1/2 E. 102nd St.	245 & 245 1/2 E. 102nd St., L.A.	90003 2
CA004072	1565 & 1565 1/2 E. 43rd St.	1565 & 1565 1/2 E. 43rd St., L.A.	90011 2
CA004073	1539 & 1539 1/2 E. 57th St.	1539 & 1539 1/2 E. 57th St., L.A.	90011 2
CA004074	216 & 216 1/2 E. 87th Pl.	216 & 216 1/2 E. 87th Pl., L.A.	90003 2
CA004075	14145 Calvert St.	14145 Calvert St., Van Nuys	91401 4
CA004077	8325 Penfield Ave.	8325 Penfield Ave., Canoga Park	91306 5
CA004078	11913 Runnymede St.	11913 Runnymede St., N. Hollywood	91605 6
CA004079	6615 Lemp Ave.	6615 Lemp Ave., N. Hollywood	91606 4
CA004080	11737 Hart St.	11737 Hart St., N. Hollywood	91605 3
CA004081	11736 & 11740 Hart St.	11736 & 11740 Hart St., N. Hollywood	91605 3
CA004082	6923 Simpson Ave.	6923 Simpson Ave., N. Hollywood	91605 3
CA004088	354 & 354 1/2 E. 105th Pl.	354 & 354 1/2 E. 105th Pl., L.A.	90003 2
CA004097	339 & 339 1/2 E. 107th St.	339 & 339 1/2 E. 107th St., L.A.	90003 2
CA004098	1714 & 1714 1/2 E. 111th Pl.	1714 & 1714 1/2 E. 111th Pl., L.A.	90059 2
CA004102	6530 Vineland Ave.	6530 Vineland Ave., N. Hollywood	91606 30
CA004137	1158 E. Adams Blvd.	1158 E. Adams Blvd., L.A.	90011 3
CA004138	145 E. 54th St.	145 E. 54th St., L.A.	90011 3
CA004139	1059 E. 48th St.	1059 E. 48th St., L.A.	90011 3
CA004141	215 E. 93rd St	215 E. 93rd St., L.A.	90003 3
CA004142	685 E. 43rd St.	685 E. 43rd St., L.A.	90011 3
CA004143	4331 Honduras St.	4331 Honduras St., L.A.	90011 3
CA004144	3206 Naomi Ave.	3206 Naomi Ave., L.A.	90011 3
CA004145	210 W. 91st St.	210 W. 91st St., L.A.	90003 3
CA004170	57th & Ridgley	1330 W. 57th St., L.A.	90037 7
		2326 Ridgeley Dr., L.A.	90016 8
CA004181	744 N. Tularosa Rd., L.A.	744 N. Tularosa Rd., L.A.	90026 7
CA004182	Montclairs	3814 Montclair St., L.A.	90018 3

		3910 Montclair St., L.A.	90018	4
CA004183	205/207 Opp St.	205/207 Opp St., Wilmington	90744	9
CA004184	563 W. 92nd St.	563 W. 92nd St., L.A.	90044	9

*The senior sites proposed for disposition are the following:*

HUD Project #	Site Name	Site Address		# Units
CA004026A	Independent Square	2455 S. St. Andrews Pl., L.A.	90018	196
CA004028	Scattered Sites (California Apts & Gibson Manor)	609 California Ave., Venice	90291	50
		1501 E. Century Blvd., L.A.	90002	50
CA004038	Westside Manor	1224 S. Norton Ave., L.A.	90019	34
CA004046	Simpson Saticoy **	7541 Simpson Ave., N. Hollywood	91605	40
		7540 Simpson Ave., N. Hollywood	91605	5
CA004048	Arthur K. Snyder Villa	1536 Yosemite Dr., L.A.	90041	80

**\*\* Simpson Saticoy consists of a senior building with 40 units and across the street a 5-unit townhouse building with family units. The 40 unit building will remain with the senior portfolio and the 5 units building will join the scattered portfolio.**

**With the reduction of public housing subsidy to support the continued operations of these properties as public housing, the most viable way to maintain these properties as affordable housing is to transfer title to one of the HACLA's instrumentalities. By operating outside of the public housing**

**program, these sites will be able to access funding sources not currently available under the public housing program.**

**In the case of the senior portfolio, if continued to operate under the public housing funding environment, not only would the every day front line costs not be covered, but also the ability to address any extraordinary or deferred maintenance would be impossible. Even over a short period of time, this lack of funding would lead to a deterioration of the properties and threaten not only the safety of the residents, but the availability of affordable housing in the city.**

**Once the new operating formula is fully implemented, the HACLA estimates an overall annual loss of over \$4.7 million. While the scattered sites are currently financially viable, they will not be under the new funding formula. By making them market-rate, non-public housing available to voucher-holders, we will be able to leverage them to generate revenue to support the remaining public housing inventory.**

**To preserve affordability, the HACLA will provide to the residents in the scattered site units a tenant based Housing Choice Voucher, which they can use in place or they can relocate using the voucher in the private rental market. The residents in the senior portfolio also will be provided voucher resources so that they will be able to remain in place. It is anticipated that their units would be covered by project-based vouchers, subject to fulfillment of all HUD requirements for project-basing of those units, and in that case they will be offered project-based vouchers. If residents from either portfolio wish to remain in the public housing program, they can request a transfer to one of large public housing remaining in the inventory.**

**Upon approval of the disposition activity, the HACLA will notify residents both in writing and through meetings of the change in the property status and request from them their preference to either remain in place or relocate. Any relocation to a public housing location will be paid for by the HACLA.**

**The timetable for disposition activity is proposed as the following:**

<b>Activity Description</b>	<b>Number of Days After HUD Approval</b>
<b>Notify residents of program approval – including notifying residents of relocation options</b>	<b>Immediate after program approval</b>
<b>Begin any relocation of any residents wishing to continue to live in public housing</b>	<b>30 days following notification to residents</b>
<b>Disposition</b>	<b>Promptly upon completion of any relocation to public housing</b>

<b>Demolition/Disposition Activity Description</b>
<p>1a. Development name:</p> <p><b>Ramona Gardens, Pueblo Del Rio &amp; Extension, Rancho San Pedro &amp; Extension, William Mead, Estrada Courts &amp; Extension, Nickerson Gardens, Jordan Downs, Imperial Courts, Mar Vista Gardens, San Fernando Gardens</b></p>
<p>1b. Development (project) number:</p> <p><b>CA 16-P004-001, CA 16-P004-003 &amp; CA 16-P004-015, CA 16-P004-004 &amp; CA 16-P004-017, CA 16-P004-006, CA 16-P004-007 &amp; CA 16-P004-020, CA 16-P004-013, CA 16-P004-016, CA 16-P004-019, CA 16-P004-021, CA 16-P004-022</b></p>
<p>2. Activity type: Demolition Disposition</p>
<p>3. Application status (select one)</p> <p>Approved Submitted, pending approval Planned application</p>
<p>Date application approved, submitted, or planned for submission:</p> <p><b>Planned for Submission – 2008</b></p>
<p>5. Number of units affected: <b>5,770</b></p> <p>6. Coverage of action (select one)</p> <p>Part of the development - Total development(s) - <b>Disposition</b></p>
<p>7. Timeline for activity:</p> <p>a. Actual or <b>projected</b> start date of activity: <b>06/01/2008</b></p> <p>b. Actual end date of activity:</p>

<b>HUD Project #</b>	<b>Site Name</b>	<b>Site Address</b>	<b># Units</b>
CA004001	Ramona Gardens	2830 Lancaster Ave. Los Angeles, CA 90033	498
CA004003/CA004015	Pueblo Del Rio/Pueblo Del	1801 E. 53rd St. Los Angeles, CA 90058	660 total (390/270)

	Rio Extension		
CA004004/CA004017	Rancho San Pedro/ Rancho San Pedro Extension	275 W. 1st St. San Pedro, CA 90731	478 total (284/194)
CA004006	William Mead	1300 N. Cardinal St. Los Angeles, CA 90012	415
CA004007/CA004020	Estrada Courts/ Estrada Courts Extension	3232 Estrada St. Los Angeles, CA 90023	414 total (214/200)
CA004013	Nickerson Gardens	1590 E. 114th St., Los Angeles, CA 90059	1,066
CA004016	Jordan Downs	9800 Grape St. Los Angeles, CA 90002	700
CA004019	Imperial Courts	11541 Croesus St., L.A.	490
CA004021	Mar Vista Gardens	11965 Allin St. Culver City , CA 90230	601
CA004022	San Fernando Gardens	10995 Lehigh St., Pacoima, CA 91331	448

*\* Development order is by project number not necessarily in priority order.*

***HACLA also may propose a tenant in place change in subsidies (HUD's official term is disposition) of one or more of the large family developments listed above, which constitute all of the Authority's sites containing nearly 400 or more units. This would be done as a means of advancing the redevelopment of public housing in the south or east sides of the city. All of the large Watts developments are distressed with high crime rates, and past renovation efforts have failed to bring about the necessary improvement in living conditions. By taking this step, the HACLA will be able to generate additional revenue of which one-third would be used for resident programs and two-thirds for extraordinary property maintenance or redevelopment expenses. All of the developments listed above present substantial challenges in terms of current conditions; HACLA would determine which, if any of these sites to propose based on further financial and feasibility analysis and resident consultation.***

***It is envisioned that redevelopment will triple the number of housing units***

*now available, including full one-for-one replacement of the public housing units as well as market-rate rental units and a sizable component of workforce homeownership units. Additional possibilities include retail and educational/workforce redevelopment components.*

*Upon approval for the disposition of one or more of the sites listed above to one of HACLA's instrumentalities, HACLA would be entitled to request additional vouchers with respect to all eligible units. HACLA then would seek to fulfill all requirements necessary to project-base vouchers at that site or sites. In this manner, current residents of the site or sites will be fully protected and after one year of occupancy, may stay or accept tenant-based vouchers if they choose to do so.*

*The use of project-based vouchers at one or more of these sites would provide a substantial additional revenue stream, estimated at several million dollars annually, that HACLA would use for resident programs or extraordinary maintenance, or in connection with redevelopment. HACLA could use these funds for initial redevelopment planning and architectural expenses, as well as land acquisition and construction costs. This additional funding source will be needed, in conjunction with many other resources such as Low Income Housing Tax Credit (LIHTC), Community Redevelopment Agency (CRA), City of L.A. Housing Trust Fund (HTF), Tax Increment Financing (TIF), public housing Replacement Housing Factor funds and others, to make a redevelopment efforts of this magnitude a reality.*

<b>Activity Description</b>	<b>Number of Days After HUD Approval</b>
Notify residents of program approval - including explanation of change in subsidies	Immediate after program approval
Disposition and subsidy change	Promptly upon receipt and preliminary processing of the necessary vouchers

<b>HUD Project #</b>	<b>Site Name</b>	<b>Site Address</b>	<b># Units</b>
CA004016	Jordan Downs	9800 Grape St. Los Angeles, CA 90002	700

*HACLA also is proposing the tenant in place voluntary conversion (HUD's official term is disposition) of its Jordan Downs family development, as a means of advancing the redevelopment of that property. Through this*

*process the HACLA will be able to generate additional revenue for which one-third will be used for resident programs and two-thirds for property maintenance and improvements. Jordan Downs is a distressed development with a high crime rate. Past renovation efforts have failed to bring about the necessary improvement on living conditions. Redevelopment is desperately needed.*

*The Jordan Downs redevelopment effort will be the first redevelopment of public housing in Watts. It is envisioned that this redevelopment will triple the number of housing units now available at Jordan Downs, including full one-for-one replacement of the public housing units as well as market-rate rental units and a sizable component of workforce homeownership units. Additional possibilities include a technology magnet charter school and a retail component. Negotiations already are under way to purchase a site surrounded by and roughly the same size as Jordan Downs that will facilitate this redevelopment.*

*Upon approval for the disposition of Jordan Downs to one of HACLA's instrumentalities, HACLA would be entitled to request additional vouchers respect to all occupied units. HACLA then would seek to fulfill all requirements necessary to project-base vouchers at Jordan Downs, as an interim step to redevelopment. In this manner, current residents of Jordan Downs will be fully protected and after one year of occupancy, may stay or accept tenant-based vouchers if they choose to do so.*

*The use of project-based vouchers at Jordan Downs would provide a substantial additional revenue stream, estimated at several million dollars annually that HACLA would use in connection with the redevelopment. HACLA could use these funds for initial planning and architectural expenses, as well as land acquisition and construction costs. This additional funding source will be needed, in conjunction with many other resources such as Low Income Housing Tax Credit (LIHTC), Community Redevelopment Agency (CRA), City of L.A. Housing Trust Fund (HTF), Tax Increment Financing (TIF), public housing Replacement Housing Factor funds and others, to make a redevelopment effort of this magnitude a reality.*

Activity Description	Number of Days After HUD Approval
Notify residents of program approval - including explanation of change in subsidies	Immediate after program approval
Disposition and subsidy change	Promptly upon receipt and preliminary processing of the necessary vouchers

**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)]

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.)

4. 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. *N/A*

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

[24 CFR Part 903.7 9 (j)]

**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.)

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

**Six (6) senior/disabled sites.**

**Three (3) general family development sites:**

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

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

## 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. **N/A**

**At the time of the publication of the Draft, it was proposed to voluntarily convert six senior buildings. Since that time, we no longer propose conversion but disposition of them instead.**

<b>B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937</b>
---

**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**

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.) **N/A**

**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:

- **If not elderly or disabled the family must participate in or be a graduate of the Section 8 FSS program or be a family certified as displaced or about to be displaced by action of a government agency or school district.**
- **The Minimum Income requirement is the California State minimum wage (or having pre-qualified financing equal to 30 percent of the median home sales price in the City of Los Angeles).**

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

[24 CFR Part 903.7 9 (l)]

**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? 11/21/05

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)

**Note: Section 8 WtW Program is currently oversubscribed and fully utilized.**

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

**(1) General**

a. Self-Sufficiency Policies

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

Public housing rent determination policies

Public housing admissions policies

Section 8 admissions policies

Preference in admission to section 8 for certain public housing families

Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

Preference/eligibility for public housing homeownership option participation

Preference/eligibility for section 8 homeownership option participation

Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random lection/specif criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

<p><b>Employment technical Centers.</b>  <i>Pueblo Del Sol, Avalon Gardens, Imperial Courts, Independent Square, Jordan Downs, Mar Vista Gardens, Pueblo Del Rio, Ramona Gardens, Rose Hill Courts, San Fernando Gardens, William Mead Homes, Nickerson Gardens:</i></p> <p>Provide a variety of programs and supportive services to promote self-sufficiency including job readiness training, job training, GED completion, computer literacy, family counseling, after-school programs and health services.</p>	<p><i>Located at 12 housing developments</i></p>	<p><i>Universal access</i></p>	<p><i>Resident Services Dept, Development Office / Community Center / Social Hall</i></p>	<p><i>Both</i></p>
<p><b>Workforce Investment Act.</b> Located at 4 housing developments. <i>Imperial Courts, Jordan Downs, Nickerson Gardens and San Fernando Gardens.:</i></p> <p>Employment assistance, use of telephones, fax machines, e-mail, and fax and copy machines to electronically search and connect with employers; self service access to job listings; life skills workshops, comprehensive assessments that lead to individual development plans.</p>	<p><i>4 housing developments</i></p>	<p><i>Universal access</i></p>	<p><i>Resident Services Dept, Development Office / Community Center / Social Hall</i></p>	<p><i>Both</i></p>
<p><b>Community Development Block Grant.</b> Located at 11 housing developments. <i>Pueblo Del Sol, Avalon Gardens, Imperial Courts, Independent Square, Jordan Downs, Mar Vista Gardens, Pueblo Del Rio, Ramona Gardens, Rose Hill Courts, San Fernando Gardens, William Mead Homes:</i> Assist families to overcome barriers that prevent them leaving poverty and becoming self-sufficient.</p>	<p><i>Located at 11 housing developments</i></p>	<p><i>Universal access</i></p>	<p><i>Resident Services Dept, Development Office / Community Center / Social Hall</i></p>	<p><i>Both</i></p>
<p><b>Housing Based Day Supervision:</b> Located at 4 housing developments. <i>Imperial Courts, Ramona Gardens, San Fernando Gardens, Jordan Downs.</i></p> <p>Reduce youth participation in gang and other antisocial behavior through implementation of comprehensive case management services, well-structured leadership development, educational empowerment, recreational, organized sports and cultural</p>	<p><i>Located at 4 housing developments</i></p>	<p><i>Universal access</i></p>	<p><i>Resident Services County Department of Probations</i></p>	<p><i>Both</i></p>

activities for youth ages 8-18.			
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**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2006 Estimate)	Actual Number of Participants (As of: 12/31/06)
Public Housing	N/A	N/A
Section 8	2430	2575

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

**C. Welfare Benefit Reductions**

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

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

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

[24 CFR Part 903.7 9 (m)]

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

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

residents (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)

<u>Rates over 100 per capita</u>	<u>Rates under 100 per capita</u>	
= Nickerson Gardens	= Rancho San Pedro	= Rose Hill
= Imperial Courts	= Pico/Las Casitas	= Mar Vista
= Avalon Gardens	= Estrada	= Jordan Downs
	= San Fernando	= Pueblo Del Rio
	= Ramona Gardens	= Gonzaque Village
	= William Mead	

**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)

- **Crime prevention programs focusing on spousal abuse, child abuse, hate crimes, personal safety and home security;**
- **Completed revision to the City Ordinance regarding trespassing on Housing Authority property. The new ordinance provides the LAPD and management better tools for addressing trespassers.**
- **The Housing Authority has continued to identify and explore opportunities, resources, and alternative funding sources to support public safety efforts due to the lack of fiscal support for such activities on the part of the federal government.**
- **The HACLA with Los Angeles Department of Water has installed new lights that are harder to vandalize and are more energy efficient.**

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

<u>Primarily Impacted</u>		<u>Impacted</u>
= Nickerson Gardens	= Rancho San Pedro	= Rose Hill
= Imperial Courts	= Pico/Las Casitas	= Mar Vista
= Avalon Gardens	= Estrada	= Jordan Downs
	= San Fernando	= Pueblo Del Rio
	= Ramona Gardens	= Gonzaque Village
	= William Mead	

**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)

- **All Developments**

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

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 2005 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)]

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

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. 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)]

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

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

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
  - Provided below:

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

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

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

Other: (list below)

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

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

**After the 45-day comment period, the Housing Authority held a public hearing to receive final comment. Comments received during all stages of the planning process and the responses to those comments are included into the final version of this Plan as a required attachment. The final version of the 2008 Agency Plan is also subject to approval from the Housing Authority's Board of Commissioners, providing an additional forum for public comment.**

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

1. 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.) **N/A**

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) **N/A**

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) **N/A**

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) **N/A**

**19. Statement of Consistency with the Consolidated Plan**

1. Consolidated Plan jurisdiction: **City of Los Angeles**

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

Other: (list below)

**The Certificate of Consistency with the Consolidated Plan will be submitted to HUD in the final version of the Plan.**

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

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

The following additional information required by HUD is attached.

1. HUD Required Statements:

A. Membership of the Resident Advisory Board

**1 Attachment 18-3**

B. Resident Membership on the PHA Governing Board

**1 Attachment 18-4**

C. Progress in Meeting the 5-Year Plan Missions and Goals

**1 Attachment 18-5**

D. Section 8 Homeownership Capacity Statement

**1 Attachment 18-6**

2. Definition of Substantial Deviation from Agency Plan

**1 Attachment 18-7**

3. Intention to Project Base Section 8 Vouchers Statement

**1 Attachment 18-8**

4. Resident Satisfaction Survey Follow-Up

**1 Attachment 18-9 N/A**

5. Grant Certifications

A. PHA Plan Certification of Compliance with PHA Plans and Related Regulations

B. Certification of Drug Free Workplace

C. Certification of Payment to Influence Federal Transaction

**21. Violence Against Women Act (VAWA) Description of Services**

Our staff refers child or adult victims of domestic violence, dating violence, sexual assault or stalking to the Los Angeles INFO LINE currently known as 211. The 211 line is a three-digit dialing code that enables a caller to access over 28,000 health and human service programs throughout Los Angeles County 24 hours per day, 7 days per week. Some of the services provided for victims of domestic violence, dating violence, sexual assault or stalking include: domestic violence shelters, counseling, rape treatment centers. Other services include Food-Stamp provision, CalWORKs and case management.



## Attachments

Attachments are submitted using the following index:

<b>Attachment Hard Copy Number</b>	<b>Contents</b>	<b>Electronic File Name</b>
<b>3-1</b>	Admission Policy for Deconcentration	<b>ca004a01</b>
<b>7-1</b>	Capital Fund Program 2008 Annual Statement and Five Year Plan	<b>ca004b01</b>
<b>7-2</b>	Capital Fund Program Performance/Evaluation Reports 2000 - 2007	<b>ca004c01 - ca004j01</b>
<b>7-3</b>	Capital Fund Program Replacement Housing Factor	<b>ca004k01 - ca004r01</b>
<b>18-1</b>	Response to Comments	<b>ca004s01</b>
<b>18-2</b>	Certificate of Consistency with the Consolidated Plan	<b>Hard Copy Only</b>
<b>18-3</b>	Membership on the Resident Advisory Board	<b>ca004a01</b>
<b>18-4</b>	Resident Membership on the PHA Governing Board	<b>ca004a01</b>
<b>18-5</b>	Progress in Meeting the 5-Year Plan Missions and Goals	<b>ca004t01</b>
<b>18-6</b>	Section 8 Homeownership Capacity Statement	<b>ca004t01</b>
<b>18-7</b>	Significant Changes to the Agency Plan	<b>ca004u01</b>
<b>18-8</b>	Intention to Project Base Vouchers Statement	<b>ca004v01</b>
<b>18-9</b>	Organizational Chart	<b>Hard Copy Only</b>
<b>18-10</b>	PHA Plan Certification of Compliance with PHA Plans and Related Regulations	<b>Hard Copy Only</b>
<b>18-11</b>	Certificate of Drug Free Workplace	<b>Hard Copy Only</b>
<b>18-12</b>	Certification of Payment to Influence Federal Transaction	<b>Hard Copy Only</b>

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### Deconcentration Policy

1. Prior to the beginning of each Fiscal Year, the Housing Authority will analyze the incomes of families residing in each of the developments, the income levels of the census tracts in which the developments are located, and the income levels of families on the waiting list.
2. Based on this analysis, the Housing Authority will determine the level of marketing strategies and which deconcentration incentives to implement.
3. The Housing Authority will affirmatively market its housing to all eligible income groups.  
  
Applicants will not be steered to a particular site based solely on the family's income.
4. The deconcentration policy, and any incentives adopted in the future, will be applied in a consistent and non-discriminatory manner.
5. The Housing Authority shall provide in its Annual Plan an analysis of Deconcentration and Income Mixing for each fiscal year. The analysis will identify those sites whose average incomes are below 85% and above 115% the Authority's average income for covered properties. Incomes that are above 115% of the Authority's average but still below 30% of the area median income shall not be considered "higher income." The analysis shall provide explanations as to why sites are outside of the 85% - 115% range and strategies the Authority will implement to address if needed.

## **HOUSING AUTHORITY OF THE CITY OF LOS ANGELES**

### **Membership of Resident Advisory Board**

For the development of the 2005 Agency Plan, two Resident Advisory Boards were created, one for public housing residents and another for Section 8 participants.

The Section 8 Resident Advisory Board (RAB) is made up of participants in the Section 8 program who have volunteered to serve on the Joint Advisory for Neighborhood Empowerment (JANE) committee. Due to the geographic size of the area served by the Housing Authority's Section 8 programs, regional meetings are the most effective means to provide RAB members the opportunity to learn about the Agency and Administrative Plans, the role of the RAB, and to give input into how the HACLA administers the program and opinions on potential significant changes. Due to privacy issues, the actual names of the Section 8 RAB members will not be listed here.

The duly elected Resident Advisory Councils or Resident Management Corporations selected representatives from the family sites for each development. These resident leaders act as the RAB for the public housing program. The following organizations were invited to participate on the Resident Advisory Board:

- 1
- 2 Avalon Gardens Resident Advisory Council
- 3 Estrada Courts Resident Management Corporation
- 4 Hacienda Village Resident Management Corporation
- 5 Imperial Courts Resident Advisory Council
- 6 Independent Square, Resident Advisory Council
- 7 Jordan Downs Resident Management Corporation
- 8 Mar Vista Gardens Resident Management Corporation
- 9 Nickerson Gardens Resident Management Corporation
- 10 Pico Gardens-Aliso Extension Resident Advisory Council
- 11 Pueblo Del Rio Resident Management Corporation
- 12 Ramona Gardens Resident Advisory Council
- 13 Rancho San Pedro Resident Advisory Council
- 14 Rose Hill Courts Resident Advisory Council
- 15 San Fernando Gardens Resident Advisory Council
- 16 William Mead Homes Resident Advisory Council

In addition, the HACLA held meetings at each site to provide residents the opportunity to learn about the Agency Plan and to give input on its contents.

## **RESIDENT MEMBERSHIP ON THE PHA GOVERNING BOARD**

- 1 The Board of Commissioners for the Housing Authority of the City of Los Angeles consists of seven members, two of which are required to be current residents. Of the two resident commissioners, one must be over 62 years of age. Additionally, the Authority will be exploring the possibility of having a youth/young adult commissioner.
- 2 Resident commissioners are appointed for a term of no more than two years and there is no limit to the number of terms that a resident may be appointed.
- 3 Resident commissioners are appointed by the Mayor of the City of Los Angeles, subject to confirmation by the City Council of the City of Los Angeles.
- 4 Recommendations for appointments are provided to the Mayor's Office by HACLA staff, City Councilpersons, and other sources.
- 5 The resident commissioners are as follows:
  - 1 Maria Del Angel, Estrada Courts
  - 2 Currently the position for a resident commissioner over the age of 62 is vacant.

## Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>CA16P004-501-08</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2008
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**Original Annual Statement**
 **Reserve for Disasters/ Emergencies**
 **Revised Annual Statement (revision no:    )**  
 **Performance and Evaluation Report for Period Ending:**
 **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	3,500,000	0	0	0
3	1408 Management Improvements Soft Costs	1,215,000	0	0	0
	Management Improvements Hard Costs	100,000	0	0	0
4	1410 Administration	1,750,000	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	1,185,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	785,000	0	0	0
10	1460 Dwelling Structures	7,965,000	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable		0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	500,000	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	500,000	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization Expenses or Debt Service		0		
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2-20)	<b>17,500,000</b>	<u>0</u>	<u>0</u>	<u>0</u>
22	Amount of line 21 Related to LBP Activities		0	0	0
23	Amount of line 21 Related to Sect. 504 compliance		0	0	0
24	Amount of line 21 Related to Security –Soft Costs		0	0	0
25	Amount of Line 21 related to Security-- Hard Costs		0	0	0
26	Amount of line 21 Related to Energy Conservation Measures		0	0	0

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: : <b>CA16P004-501-08</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL 4-22</b>	<b>Comprehensive Modernization</b>	1460	68 units	<b>5,715,000</b>				
<b>San Fernando Gardens</b>	Site Work	1450		<b>785,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide Administrative Costs</b>	1410		<b>1,750,000</b>				
	<b>A. Administrative Salaries</b> Assistant Director Capital Fund Administrator Inspection Supervisor Supervising Const. Project Manager Const. Operations Manager Environmental Coordinator Administrative Analyst(s) Administrative Assistant Secretary Management Clerk(s)	1410		1,020,000				
	<b>B: Allocation of Indirect Costs for the following support depts.:</b>	1410		250,000				
	General Services Finance/Budget Human Resources							
	<b>C. Other Eligible Admin.</b>	1410		480,000				
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No. : <b>CA16P004-501-08</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL-4XX</b>	<b>Authority Wide A/E Design Consulting Services</b>	1430		<b>300,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide Environmental Consulting Fees</b>	1430		<b>250,000</b>				
<b>CAL-4XX</b>	<b>Technical Staff Salaries</b>	1430		<b>635,000</b>				
	Project Managers, Construction Inspectors & Environmental Technician							
<b>CAL 4-XX</b>	<b>Authority Wide Non-Routine Maintenance</b>							
	Dwelling Unit Fire Repairs	1460	TBD	<b>250,000</b>				
	504/VCA Alterations	1460	TBD	<b>1,000,000</b>				
	Health and Safety Improvements	1460	TBD	<b>500,000</b>				
	Asbestos Abatement	1460	TBD	<b>500,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide Transfer to Operations</b>	1406		<b>3,500,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide Relocation Activities</b>	1495		<b>500,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide Non-Dwelling Equipment Costs:</b>	1475		<b>500,000</b>				
	Furniture, Playground Equip. Computer Equip. & Software, Motor Pool & Maint. Vehicles							
<b>CAL-4XX</b>	<b>Authority Wide – Management</b>	<b>1408</b>		<b>1,315,000</b>				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: : <b>CA16P004-501-08</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	<b>Improvements</b>							
	<b>a. Resident Participation Center:</b> Coordination of services, programs, admin & operations. Provides administrative services including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		850,000				
	<b>b. Resident Leadership Training:</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to resident organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections	1408		120,000				
	<b>c. Community Service Centers:</b> Coordinates multi-cultural social, inter-generation, health related, and educational events for residents in public housing.	1408		95,000				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: : <b>CA16P004-501-08</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	<b>d. Employee Training</b> – Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs			250,000				
	<b>GRAND FUND TOTAL:</b>			<b>17,500,000</b>				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program No: : <b>CA16P004-501-08</b> Replacement Housing Factor No:	Federal FY of Grant: <b>2008</b>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CAL 4-22							
San Fernando Gardens	30-Sep-10			30-Sep-12			
CAL 4-XX							
Authority Wide Non- Routine Maintenance	30-Sep-10			30-Sep-12			

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name Housing Authority of the City of Los Angeles		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:				
A. Development Number/Name/HA-Wide	Year 1 FFY 2008	Work Statement - Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement - Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement - Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement - Year 5 FFY Grant: 2012 PHA FY: 2012	
4-01 Ramona Gardens	Annual Statement	0	0	0	0	
4-03 Pueblo Del Rio		3,630,000	3,630,000	3,630,000	3,630,000	
4-04 Rancho San Pedro		0	0	0	0	
4-06 William Mead		0	0	0	0	
4-07 Estrada Courts		1,900,000	1,900,000	1,900,000	1,900,000	
4-08 Rose Hill		0	0	0	0	
4-09 Avalon Gardens		0	0	0	0	
4-10 Gonzaque Village		0	0	0	0	
-continued-						
B. Physical Improvements Subtotal			8,750,000	8,750,000	8,750,000	8,750,000
C. Management Improvements		1,315,000	1,315,000	1,315,000	1,315,000	
D. PHA-wide Nondwelling Structures and Equipment		500,000	500,000	500,000	500,000	
E. Administration (1410)		1,750,000	1,750,000	1,750,000	1,750,000	
F. Other (1430 & 1495)		1,685,000	1,685,000	1,685,000	1,685,000	
G. Operations (1406)		3,500,000	3,500,000	3,500,000	3,500,000	
H. Demolition		0	0	0	0	
I. Replacement Reserves		0	0	0	0	
J. Mod Used for Development		0	0	0	0	
K. Total Non-CGP Funds		0	0	0	0	
L. Collateralization/Debt Service		0	0	0	0	
M. Grant Total		<b>17,500,000</b>	<b>17,500,000</b>	<b>17,500,000</b>	<b>17,500,000</b>	

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name Housing Authority of the City of Los Angeles		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
A. Development Number/Name/HA-Wide	Year 1 FFY 2008	Work Statement - Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement - Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement - Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement - Year 5 FFY Grant: 2012 PHA FY: 2012
4-13 Nickerson Gardens		0	0	0	0
4-15 Pueblo del Rio Extension		0	0	0	0
4-16 Jordan Downs		0	0	0	0
4-17 Rancho San Pedro Ext.		0	0	0	0
4-19 Imperial Courts		0	0	0	0
4-20 Estrada Courts Extension		0	0	0	0
4-21 Mar Vista Gardens		0	0	0	0
4-22 San Fernando Gardens		0	0	0	0
4-xx Scattered Sites		0	0	0	0
4-xx Senior Sites		0	0	0	0
4-xx Authority Wide Non-Routine Maintenance		3,220,000	3,220,000	3,220,000	3,220,000

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

Activities for Year 1 FFY: 2008	Activities for Year 2 FFY 2009 PHA FY: 2009			Activities for Year 3 FFY 2010 PHA FY: 2010		
	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>CAL 4-03 Pueblo Del Rio</b>			<b>CAL 4-03 Pueblo Del Rio</b>		
	<b>Comprehensive Mod.– Quadrant I</b>	33 units	3,300,000	<b>Comprehensive Mod.– Quadrant I/II</b>	33 units	3,300,000
	Site Work		330,000	Site Work		330,000
	<b>CAL 4-07 Estrada Courts</b>			<b>CAL 4-07 Estrada Courts</b>		
	<b>Comprehensive Mod.– Quadrant I</b>	20 Units	1,700,000	<b>Comprehensive Mod.– Quadrant I</b>	20 Units	1,700,000
	Site Work		200,000	Site Work		200,000
	<b>CAL – XX Authority Wide Roofing Replacement / Major Repairs</b>	TBD	860,000	<b>CAL – XX Authority Wide Roofing Replacement / Major Repairs</b>	TBD	860,000
	<b>CAL – XX Authority Wide 504/VCA Alterations</b>	TBD	1,000,000	<b>CAL – XX Authority Wide 504/VCA Alterations</b>	TBD	1,000,000
	<b>CAL – XX Authority Wide Health and Safety Alterations</b>	TBD	610,000	<b>CAL – XX Authority Wide Health and Safety Alterations</b>	TBD	610,000
	<b>CAL – XX Authority Wide Dwelling Unit Fire Repairs</b>	TBD	250,000	<b>CAL – XX Authority Wide Dwelling Unit Fire Repairs</b>	TBD	250,000
	<b>CAL – XX Authority Wide Asbestos Abatement</b>	TBD	500,000	<b>CAL – XX Authority Wide Asbestos Abatement</b>	TBD	500,000
	<b>Subtotal of Estimated Cost</b>		<b><u>8,750,000</u></b>	<b>Subtotal of Estimated Cost</b>		<b><u>8,750,000</u></b>

## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year 4 FFY 2011 PHA FY: 2011			Activities for Year 5 FFY 2012 PHA FY: 2012		
FFY: 2008	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>CAL 4-03 Pueblo Del Rio</b>			<b>CAL 4-03 Pueblo Del Rio</b>		
	<b>Comprehensive Mod.– Quadrant II</b>	33 units	3,300,000	<b>Comprehensive Mod.– Quadrant II</b>	33 units	3,300,000
	Site Work		330,000	Site Work		330,000
	<b>CAL 4-07 Estrada Courts</b>			<b>CAL 4-07 Estrada Courts</b>		
	<b>Comprehensive Mod.– Quadrant I</b>	20 Units	1,700,000	<b>Comprehensive Mod.– Quadrant I</b>	20 Units	1,700,000
	Site Work		200,000	Site Work		200,000
	<b>CAL – XX Authority Wide Roofing Replacement / Major Repairs</b>	TBD	860,000	<b>CAL – XX Authority Wide Roofing Replacement / Major Repairs</b>	TBD	860,000
	<b>CAL – XX Authority Wide 504/VCA Alterations</b>	TBD	1,000,000	<b>CAL – XX Authority Wide 504/VCA Alterations</b>	TBD	1,000,000
	<b>CAL – XX Authority Wide Health and Safety Alterations</b>	TBD	610,000	<b>CAL – XX Authority Wide Health and Safety Alterations</b>	TBD	610,000
	<b>CAL – XX Authority Wide Fire Repairs</b>	TBD	250,000	<b>CAL – XX Authority Wide Fire Repairs</b>	TBD	250,000
	<b>CAL – XX Authority Wide Asbestos Abatement</b>	TBD	500,000	<b>CAL – XX Authority Wide Asbestos Abatement</b>	TBD	500,000
	<b>Subtotal of Estimated Cost</b>		<b><u>8,750,000</u></b>	<b>Subtotal of Estimated Cost</b>		<b><u>8,750,000</u></b>

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

Activities for Year 1 FFY: 2008	Activities for Year 2 FFY 2009 PHA FY: 2009			Activities for Year 3 FFY 2010 PHA FY: 2010		
	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>a. Resident Participation Center:</b> Coordination of services, programs, admin & operations. Provides administrative services including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408	850,000	<b>a. Resident Participation Center:</b> Coordination of services, programs, admin & operations. Provides administrative services including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408	850,000
	<b>b. Resident Leadership Training:</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to resident organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections	1408	120,000	<b>b. Resident Leadership Training:</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to resident organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections	1408	120,000
	<b>c. Community Service Centers:</b> Coordinates multi-cultural social, inter-generation, health related, and educational events for residents in public housing.	1408	95,000	<b>c. Community Service Centers:</b> Coordinates multi-cultural social, inter-generation, health related, and educational events for residents in public housing.	1408	95,000
	<b>d. Employee Training – Career &amp; Professional Development</b> to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs	1408	250,000	<b>d. Employee Training – Career &amp; Professional Development</b> to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs	1408	250,000
	<b>Subtotal of Estimated Cost:</b>		<b>1,315,000</b>	<b>Subtotal of Estimated Cost:</b>		<b>1,315,000</b>

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year 4 FFY 2011 PHA FY: 2011			Activities for Year 5 FFY 2012 PHA FY: 2012		
	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
FFY: 2008						
	<b>a. Resident Participation Center:</b> Coordination of services, programs, admin & operations. Provides administrative services including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408	850,000	<b>a. Resident Participation Center:</b> Coordination of services, programs, admin & operations. Provides administrative services including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408	100,000
	<b>b. Resident Leadership Training:</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to resident organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections	1408	120,000	<b>b. Resident Leadership Training:</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to resident organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections	1408	40,000
	<b>c. Community Service Centers:</b> Coordinates multi-cultural social, inter-generation, health related, and educational events for residents in public housing.	1408	95,000	<b>c. Community Service Centers:</b> Coordinates multi-cultural social, inter-generation, health related, and educational events for residents in public housing.	1408	157,000
	<b>d. Employee Training – Career &amp; Professional Development</b> to increase capacity to manage & to sustain long-term viability of mod. Work & to address identified mgmt. needs	1408	250,000	<b>d. Employee Training – Career &amp; Professional Development</b> to increase capacity to manage & to sustain long-term viability of mod. Work & to address identified mgmt. needs	1408	250,000
	<b>Subtotal of Estimated Cost:</b>		<b><u>1,315,000</u></b>	<b>Subtotal of Estimated Cost:</b>		<b><u>1,315,000</u></b>

# Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: <b>CA16P004-501-07</b> Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )

Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	3,630,958	0	0	
3	1408 Management Improvements Soft Costs	1,542,000	0	0	
	Management Improvements Hard Costs	0	0	0	
4	1410 Administration	1,750,000	0	0	
5	1411 Audit	0	0	0	
6	1415 Liquidated Damages	0	0	0	
7	1430 Fees and Costs	1,000,000	0	0	
8	1440 Site Acquisition	0	0	0	
9	1450 Site Improvement	930,000	0	0	
10	1460 Dwelling Structures	8,501,834	0	0	
11	1465.1 Dwelling Equipment—Nonexpendable		0	0	
12	1470 Non-dwelling Structures	0	0	0	
13	1475 Non-dwelling Equipment	300,000	0	0	
14	1485 Demolition	0	0	0	
15	1490 Replacement Reserve	0	0	0	
16	1492 Moving to Work Demonstration	0	0	0	
17	1495.1 Relocation Costs	500,000	0	0	
18	1499 Development Activities	0	0	0	
19	1501 Collateralization Expenses or Debt Service	0	0	0	
20	1502 Contingency	0	0	0	
21	Amount of Annual Grant: (sum of lines 2-20)	<b><u>18,154,792</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	
22	Amount of line 21 Related to LBP Activities	475,000	0	0	
23	Amount of line 21 Related to Sect. 504 compliance	1,100,000	0	0	

26	Amount of line 21 Related to Energy Conserv. Meas.	375,000	0	0
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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: : <b>CA16P004-501-07</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2007</b>
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Development Number ame/HA-Wid Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL 4-13</b>	<b>Roof Replacement</b>	1460	2 Bldgs.	<b>416,667</b>				Work will be performed under outside Construction contract.
<b>Nickerson Gardens</b>								
<b>CAL 4-16</b>	<b>Roof Replacement</b>	1460	2 Bldgs.	<b>416,667</b>				Work will be performed under outside Construction contract.
<b>Jordan Downs</b>								
<b>CAL 4-19</b>	<b>Roof Replacement</b>	1460	2 Bldgs.	<b>416,667</b>				Work will be performed under outside Construction contract.
<b>Imperial Courts</b>								
<b>CAL 4-22</b>	<b>Comprehensive Modernization</b>	1460	68 units	<b>4,601,833</b>				Work will be done by the Authority's Force Account Construction group.
<b>San Fernando Gardens</b>	Site Work	1450		<b>680,000</b>				
	<b>Authority Wide Administrative Costs</b>	1410		<b>1,085,000</b>				
	A. Administrative Salaries Design & Construction Staff	1410						
	Allocation of Direct Costs for the following support/Admin. Depts.(Based on time-allocation study):	1410						

<b>CAL-4XX</b>	<b>C. Other Eligible Admin.</b>	1410		<b>245,030</b>				
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							
<b>CAL-4XX</b>	<b>Authority Wide A/E Fund</b>	1430.1		<b>650,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide CFP Planning Costs</b>	430.1		<b>50,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide Inspection Costs</b>	1430.7		<b>300,000</b>				
<b>CAL 4-XX</b>	<b>Authority Wide Non-Routine Maintenance</b>							
	Playground Re-Surfacing	1450	TBD	<b>250,000</b>				
	Fire repairs	1460	TBD	<b>250,000</b>				
	504/VCA alterations	1460	TBD	<b>500,000</b>				
	Health and Safety Improvements	1460	TBD	<b>500,000</b>				
	Asbestos Abatement/Make Ready	1460	TBD	<b>1,400,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide Contingency</b>	1502		<b>0</b>				
<b>CAL-4XX</b>	<b>Authority Wide Transfer to Operations</b>	1406		<b>3,630,958</b>				
<b>CAL-4XX</b>	<b>Authority Wide Relocation Fund</b>	1495.1		<b>500,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide Dwelling and Non-dwelling Equipment Costs</b>	1475		<b>300,000</b>				
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.	1475.2		300,000				
<b>CAL-4XX</b>	<b>Authority Wide – Management Improvements</b>	<b>1408</b>		<b>1,542,000</b>				
	<b>a. Resident Relations Dept. –</b> Coordination of services.	1408		550,000				

	including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.							
	<p><b>b. Resident Leadership Training</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the resident policy adopted by the Board of Commissioners, conduct resident elections.</p>	1408		250,000				
	<p><b>c. Resident Community Liaison</b> Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.</p>	1408		100,000				
	<p><b>d. Senior Activities</b> Coordinates multi-cultural social, inter-generation, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist Senior clubs with fundraising, organization and event planning.</p>	1408		40,000				
	<p><b>e. Youth Sports</b> Encourages youth participating in vocational, educational, recreational and cultural programs available to youth. Coordinates transportation for</p>	1408		157,000				

tournaments. Design and implement programs to deter youth gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth Councils including fundraising and event planning.							
<b>f. Resident Advisory BD (RAB)</b>	1408						
1. Overhead: Training/Travel/Other			20,000				
<b>g. Employee Training – Career &amp; Professional Development</b> to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs							
1. Housing Authority-wide employee training (related to conventional housing program)			250,000				
2. Safety Training			47,000				
3. Training for HAPD			0				
4. Training for Technical Svcs			8,000				
<b>h. Resident Training for Sect. 3 Opportunities</b>	1408		120,000				
Grand Fund Total			<b><u>18,154,792</u></b>				



# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>CA16P004-501-06</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2006</b>
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**Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (Revision no: )**  
**Performance and Evaluation Report for Period Ending: 06-01-07 Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000,000	1,000,000	1,000,000	
3	1408 Management Improvements Soft Costs	1,719,300	1,719,300	1,719,300	
	Management Improvements Hard Costs	0	0	1,719,300	
4	1410 Administration	1,719,300	1,864,766	0	
5	1411 Audit	0	0	0	
6	1415 Liquidated Damages	0	0	0	
7	1430 Fees and Costs	803,573	877,768	0	
8	1440 Site Acquisition	0	0	0	
9	1450 Site Improvement	1,275,000	1,405,000	0	
10	1460 Dwelling Structures	9,726,000	10,831,000	0	
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	
12	1470 Non-dwelling Structures	0	0	0	
13	1475 Non-dwelling Equipment	450,000	450,000	0	
14	1485 Demolition	0	0	0	
15	1490 Replacement Reserve	0	0	0	
16	1492 Moving to Work Demonstration	0	0	0	
17	1495.1 Relocation Costs	500,000	500,000	0	
18	1499 Development Activities	0	0	0	
19	1501 Collateralization Expenses or Debt Service	0	0		
20	1502 Contingency	0	0	0	
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>17,193,173</b>	<b>18,647,834</b>	<b>4,438,600</b>	
22	Amount of line 21 Related to LBP Activities	266,000	0	0	
23	Amount of line 21 Related to Sect. 504 compliance	535,000	0	0	
24	Amount of line 21 Related to Security –Soft Costs	515,000	0	0	
25	Amount of Line 21 related to Security-- Hard Costs	0	0	0	
26	Amount of line 21 Related to Energy Conservation Measures	830,000	0	0	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No. : <b>CA16P004-501-06</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
Development Number ame/HA-Wid Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL 4-03</b>	<b>504/VCA Transition Plan</b>			<b>55,000</b>	<b>55,000</b>			
<b>Pueblo Del Rio</b>	Site Accomodations & Improvements	1450	As Needed	55,000	55,000			Work will be bid and performed by outside construction contractor
<b>CAL 4-07</b>	<b>504/VCA Transition Plan</b>			<b>185,000</b>	<b>185,000</b>			
<b>Estrada Courts</b>	Site Accomodations & Improvements	1450	As Needed	185,000	185,000			Work will be bid and performed by outside construction contractor
<b>CAL 4-13</b>	<b>Roof Replacement</b>			<b>450,000</b>	<b>450,000</b>			
<b>Nickerson Gardens</b>	Roof Replacement (8 Bldgs.)	1460	8 Bldgs.	450,000	450,000			Work will be bid and performed by outside construction contractor
<b>CAL 4-15</b>	<b>Comprehensive Modernization</b>			<b>1,900,000</b>	<b>1,900,000</b>			
<b>Pueblo Del Rio Extn.</b>	Site Utility Improvements	1450		200,000	200,000			Project on-going and is being performed by the Authority's Force Construction entity.
	Dwelling Improvements	1460	20 Units	1,700,000	1,700,000			
	<b>504/VCA Transition Plan</b>			<b>260,000</b>	<b>260,000</b>			
	Site Accomodations & Improvements	1450	As Needed	260,000	260,000			Work will be bid and performed by outside construction contractor
<b>CAL 4-20</b>	<b>Comprehensive Modernization</b>			<b>1,936,000</b>	<b>1,936,000</b>			
<b>Estrada Courts Extn.</b>	Dwelling Improvements	1460	22 Units	1,936,000	1,936,000			Project on-going and is being performed by the Authority's Force Construction entity.
<b>CAL 4-20</b>	<b>504/VCA Transition Plan</b>			<b>35,000</b>	<b>35,000</b>			

<b>CAL 4-22</b>	<b>Comprehensive Modernization</b>			<b>3,230,000</b>	<b>4,465,000</b>			
<b>San Fernando Gardens</b>	Site Utility Improvements	1450		340,000	470,000			Project on-going and is being performed by the Authority's Force Construction entity.
	Dwelling Improvements	1460	34 Units	2,890,000	3,995,000			
					(47 Units)			
<b>CAL 4-XX</b>	<b>Authority Wide Non-Routine Maintenance</b>			<b>2,950,000</b>	<b>2,950,000</b>			
	Playground Equipment Repairs	1450		200,000	200,000			
	Unit Fire Repairs	1460		250,000	250,000			
	504/VCA Modifications	1460		1,000,000	1,000,000			
	Health and Safety Improvements	1460		500,000	500,000			
	Floor Tile Replacement /Asbestos Abatement	1460		1,000,000	1,000,000			
<b>CAL 4-XX</b>	<b>Authority Wide Administrative Costs</b>	1410		<b>1,719,300</b>	<b>1,864,766</b>	<b>1,864,766</b>		
	A. Administrative Salaries Technical Services Director Asst. Director Const. Asst. Director Design/Facilities Const. Project Managers Environmental Coordinator Administrative Analysts Administrative Assistants Secretary Management Clerks	1410		1,031,590	1,031,590			
	B. Fringe Benefits	1410		343,855	343,855			
	C. Other Eligible Administrative Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	1410		343,855	489,321			
<b>CAL-4XX</b>	<b>Authority Wide Fees &amp; Costs</b>	1430		<b>803,573</b>	<b>877,768</b>			
	A. Architectural & Engineering Fees	1430.1		560,000	634,195			
	B. Capital Fund Program Planning Costs	430.1		40,000	40,000			

	C. Construction Inspection Costs	1430.7		203,573	203,573			
<b>CAL-4XX</b>	<b>Authority Wide Transfer to Operations</b>	1406		<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>		
<b>CAL-4XX</b>	<b>Authority Wide Relocation Costs</b>	1495.1		<b>500,000</b>	<b>500,000</b>			
<b>CAL-4XX</b>	<b>Authority Wide Dwelling and Non-dwelling Equipment Costs</b>	1475		<b>450,000</b>	<b>450,000</b>			
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.	1475.2		450,000	450,000			
<b>CAL-4XX</b>	<b>Authority Wide – Management Improvements</b>	<b>1408</b>		<b>1,719,300</b>	<b>1,719,300</b>	<b>1,719,300</b>		
	<b>a. Resident Relations Dept. –</b> Coordination of services, programs, admin & operations. Provides administrative services including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		515,800	515,800			
	<b>b. Resident Patrol</b> Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		96,320	96,320			
	<b>c. Resident Leadership Training</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections	1408		240,700	240,700			

	dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.							
	<b>e. Senior Activities</b> Coordinates multi-cultural social, inter-generation, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist Senior clubs with fundraising, organization and event planning.	1408		51,500	51,500			
	<b>f. Youth Sports</b> Encourages youth participating in vocational, educational, recreational and cultural programs available to youth. Coordinates transportation for events. Develop Housing Authority sports leagues and tournaments. Design and implement programs to deter youth gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth Councils including fundraising and event planning.	1408		154,440	154,440			
	<b>g. Resident Advisory BD (RAB)</b>	1408						
	1. RAB Secretary			14,630	14,630			
	2. Overhead: Training/Travel/Other			26,650	26,650			
	<b>h. Funding for Resident Newspaper</b>	1408		103,190	103,190			
	<b>i. Employee Training – Career &amp; Professional Development</b> to increase capacity to manage & to							

	identified mgmt. Needs:						
	1. Housing Authority-wide employee training (related to conventional housing program)			241,520	241,520		
	2. Safety Training			40,990	40,990		
	3. Training for Technical Svcs			7,620	7,620		
	<b>j. Resident Training for Sect. 3 Opportunities</b>	1408		119,300	119,300		
	Grand Fund Total			<u>17,193,173</u>	<u>18,647,83</u>	<u>4,438,600</u>	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program No: : <b>CA16P004-501-06</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2006</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CAL 4-03							
Pueblo Del Rio	17-July-08	17-July-08		17-July-10	17-July-10		
CAL 4-07							
Estrada Courts	17-July-08	17-July-08		17-July-10	17-July-10		
CAL 4-13							
Nickerson Gardens	17-July-08	17-July-08		17-July-10	17-July-10		
CAL 4-15							
Pueblo Del Rio Extension	17-July-08	17-July-08		17-July-10	17-July-10		
CAL 4-20							
Estrada Courts Extension	17-July-08	17-July-08		17-July-10	17-July-10		
CAL 4-22							
San Fernando Gardens	17-July-08	17-July-08		17-July-10	17-July-10		
CAL 4-XX							
Authority Wide Non-Routine Maintenance	17-July-08	17-July-08		17-July-10	17-July-10		

# Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: CA16P004-501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2005</b>
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:  
Performance and Evaluation Report for Period Ending: **06/01/07** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000,000	0	1,000,000	1,000,000
3	1408 Management Improvements Soft Costs	1,929,382	0	1,929,382	969,060
	Management Improvements Hard Costs				
4	1410 Administration	1,929,382	0	1,929,382	2,468,420
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	800,000	0	800,000	779,450
8	1440 Site Acquisition	0			
9	1450 Site Improvement	1,078,000	0	1,078,000	1,078,000
10	1460 Dwelling Structures	10,707,000	0	10,707,000	10,707,000
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling Equipment	800,000	0	800,000	534,580
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	1,000,000	0	1,000,000	446,310
18	1499 Development Activities	0	0	0	
19	1502 Contingency	50,054	0	50,054	
20	<b>Amount of Annual Grant: (sum of lines 1-19)</b>	<b>19,293,818</b>	<b>0</b>	<b>19,293,818</b>	<b>17,982,840</b>
	Amount of line 20 Related to LBP Activities	475,000	0	0	
	Amount of line 20 Related to Sect. 504 compliance	380,000	0	0	
	Amount of line 20 Related to Security –Soft Costs	690,000	0	0	
	Amount of Line 20 related to Security-- Hard Costs	158,402	0	0	
	Amount of line 20 Related to Energy Conservation Measures	475,000	0	0	



<b>CAL 4-07</b>	<b>Comprehensive Modernization</b>			<b>3,000,000</b>				Work will be performed by PHA's
<b>Estrada</b>	Site Work	1450	48 units	330,000				Force Construction personnel
<b>Courts</b>	Metalwork/Carpentry	1460	48 units	360,000				
<b>Extension</b>	Insulation and Roofing	1460	48 units	120,000				
	Doors and Windows	1460	48 units	360,000				
	Lath & Plaster and Stucco	1460	48 units	162,930				
	Ceramic Tile	1460	48 units	120,000				
	Resilient Flooring	1460	48 units	120,000				
	Painting	1460	48 units	150,000				
	Range Hoods/Kitchen Cabinetry	1460	48 units	206,898				
	Plumbing & Heating	1460	48 units	517,242				
	Electrical	1460	48 units	552,930				
<b>CAL 4-16</b>	Roof Replacement (15 Bldgs.)	1460	15 Bldgs	<b>475,000</b>				Work will be performed by outside
<b>Jordan</b>								construction contractor
<b>Downs</b>								
<b>CAL 4-19</b>	Roof Replacement (20 Bldgs.)	1460	15 Bldgs.	<b>600,000</b>				Work will be performed by outside
<b>Imperial</b>								construction contractor
<b>Courts</b>								
<b>CAL 4-22</b>	<b>Comprehensive Modernization</b>			<b>3,500,000</b>				
<b>San Fernando</b>	Site Work	1450	48 units	385,000				Work will be done by the PHA's
<b>Gardens</b>	Metalwork/Carpentry	1460	48 units	420,000				Force Construction personnel
	Insulation and Roofing	1460	48 units	140,000				
	Doors and Windows	1460	48 units	420,000				
	Lath & Plaster and Stucco	1460	48 units	190,086				
	Ceramic Tile	1460	48 units	140,000				



<b>CAL-4XX</b>	<b>B. Fringe Benefits</b>	1410		<b>462,600</b>		<b>462,600</b>		
<b>CAL-4XX</b>	<b>C. Other Eligible Admin.</b>	1410		<b>277,234</b>		<b>277,234</b>	<b>119,699</b>	Ongoing
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							
<b>CAL-4XX</b>	<b>Authority Wide A/E Fund</b>	1430.1		<b>500,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide CFP Planning Costs</b>	430.1		<b>50,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide Inspection Costs</b>	1430.7		<b>250,000</b>		225,000	28,694	Ongoing
<b>CAL-4XX</b>	<b>Authority Wide Relocation Fund</b>	1495.1		<b>1,000,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide Contingency</b>	1502		<b>50,054</b>				
<b>CAL-4XX</b>	<b>Authority Wide Transfer to Operations</b>	1406		<b>1,000,000</b>		1,000,000	1,000,000	Funds transferred to Authority Operations
<b>CAL-4XX</b>	<b>Authority Wide Dwelling and Non-dwelling Equipment Costs</b>			<b>800,000</b>				
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.	1475.2		800,000				
<b>CAL-4XX</b>	<b>Authority Wide – Management Improvements</b>	<b>1408</b>		<b>1,929,382</b>				
	<b>a. Resident Relations Dept. –</b> Coordination of services, programs, admin & operations. Provides administrative services including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		566,970				

	safety program providing residents with training and work experience in the safety industry.							
	<b>c. Resident Leadership Training</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leasership training to 18 resident	1408		272,520				
	organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections							
	<b>d. Resident Community Liaison</b> Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		119,682				
	<b>e. Senior Activities</b> Coordinates multi-cultural social, inter-generation, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist Senior clubs with fundraising, organization and event planning.	1408		40,162				
	<b>f. Youth Sports</b> Encourages youth participating in vocational, educational, recreational and cultural programs available to youth. Coordinates transportation for events. Develop Housing Authority sports leagues and	1408		161,792				

<p>youth gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth Councils including fundraising and event planning.</p>							
<b>g. Resident Advisory BD (RAB)</b>	1408						
1. RAB Secretary			16,247				
2. Overhead: Training/Travel/Other			30,074				
<b>h. Funding for Resident Newspaper</b>	1408		115,802				
<b>i. Employee Training</b> – Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs							
1. Housing Authority-wide employee training (related to conventional housing program)			271,024				
2. Safety Training			45,992				
3. Training for HAPD			38,600				
4. Training for Mod.			8,547				
<b>j. Resident Training for Sect. 3 Opportunities</b>	1408		133,870				
Grand Fund Total			<b>19,293,818</b>		<b>3,154,382</b>	<b>1,148,393</b>	



# Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: CA16P004-501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2004</b>
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )  
Performance and Evaluation Report for Period Ending: **6/01/07** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,500,000	1,500,000	1,500,000	1,500,000
3	1408 Management Improvements Soft Costs	1,940,288	1,655,235	1,655,235	1,655,235
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	1,940,288	2,779,655	2,779,655	2,779,655
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	700,000	1,097,230	1,097,230	1,097,230
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	3,157,089	4,503,129	4,503,129	4,503,129
10	1460 Dwelling Structures	6,416,447	6,894,029	6,894,029	6,894,029
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	500,000	501,394	501,394	501,394
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	2,000,000	472,215	472,215	472,215
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	1,248,775	0	0	0
20	<b>Amount of Annual Grant: (sum of lines 1-19)</b>	<b>19,402,887</b>	<b>19,402,887</b>	<b>19,402,887</b>	<b>19,402,887</b>
	Amount of line 20 Related to LBP Activities	475,000			
	Amount of line 20 Related to Sect. 504 compliance	380,000			
	Amount of line 20 Related to Security –Soft Costs	690,000			
	Amount of Line 20 related to Security-- Hard Costs	158,402			
	Amount of line 20 Related to Energy Conservation Measures	475,000			

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

## Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number ame/HA-Wid Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL 4-03</b>	<b>Comprehensive Modernization</b>			<b>0</b>				
<b>Pueblo Del Rio</b>	Site Work	1450	51 units	0				Work will be done by Kumbaya Const. under Force Account (FA)
	Metalwork/Carpentry	1460	51 units	0				Work delayed due to lack of progress
	Insulation and Roofing	1460	51 units	0				On A/E. Site has been deemed
	Doors & Widows	1460	51 units	0				Historically significant and needs
	Lath & Plaster and Stucco	1460	51 units	0				Clearance thru the State Historic
	Ceramic Tile	1460	51 units	0				Preservation Office. First phase will
	Resilient Flooring	1460	51 units	0				Be funded in next year's grant.
	Painting	1460	51 units	0				
	Range Hoods/Kitchen Cabinetry	1460	51 units	0				
	Plumbing & Heating	1460	51 units	0				
	Electrical	1460	51 units	0				
<b>CAL 4-06</b>				<b>3,500,000</b>				
<b>William Mead</b>	Electrical Upgrade of dwelling units	1460	250 Units	1,000,000				Work will be done by Kumbaya Const. under Force Account (FA)
	Soil Remediation & water/sewer Replacement.	1450	302 units	2,500,000				Work required under terms of
								Consent Order with the State of
								California Department of Toxic
								Substances Control to address
<b>CAL 4-08</b>	<b>Comprehensive Modernization</b>			<b>0</b>				Work to be performed by Kumbaya
<b>Rose Hill</b>	Site Work	1450	48 units	0				Construction under Force Account
<b>Courts</b>	Metalwork/Carpentry	1460	48 units	0				Work delayed due to lack of

	Doors and Windows	1460	48 units	0				Historically significant and needs
	Lath & Plaster and Stucco	1460	48 units	0				Clearance thru the State Historic
	Ceramic Tile	1460	48 units	0				Preservation Office. First phase will
	Resilient Flooring	1460	48 units	0				Be funded in future grants.
	Painting	1460	48 units	0				
	Range Hoods/Kitchen Cabinetry	1460	48 units	0				
	Plumbing & Heating	1460	48 units	0				
	Electrical	1460	48 units	0				
<b>CAL 4-13</b>	<b>Non-Routine Maintenance</b>			<b>0</b>				
<b>NickersonGa</b>								
	Reroof 26 Buildings	1460	26 Bldgs	0				Work delayed. Work will be done
								In future grants.
<b>CAL 4-15</b>	<b>Comprehensive Modernization</b>			<b>1,973,536</b>				
<b>Pueblo Del</b>	Site Work	1450	22 units	217,089				Work will be done by the
<b>Rio Ext.</b>	Metalwork/Carpentry	1460	22 units	236,824				Authority's Force Account
	Insulation and Roofing	1460	22 units	78,941				Construction entity. Work is
	Doors and Windows	1460	22 units	236,824				For the last units of the Comp
	Lath & Plaster and Stucco	1460	22 units	107,184				Mod of this site.
	Ceramic Tile	1460	22 units	78,941				
	Resilient Flooring	1460	22 units	78,941				
	Painting	1460	22 units	98,677				
	Range Hoods/Kitchen Cabinetry	1460	22 units	136,106				
	Plumbing & Heating	1460	22 units	340,265				
	Electrical	1460	22 units	363,742				
<b>CAL 4-16</b>	<b>Non-Routine Maintenance</b>			<b>0</b>				
<b>Jordan</b>								
<b>Downs</b>	Reroof 15 Buildings	1460	15 Bldgs	0				Work delayed. Will be done in
								Future grants
<b>CAL 4-20</b>	<b>Comprehensive Modernization</b>			<b>500,000</b>				
<b>Estrada</b>	Site Work	1450	7 units	55,000				
<b>Courts</b>	Metalwork/Carpentry	1460	7 units	60,000				
<b>Extension</b>	Insulation and Roofing	1460	7 units	20,000				

	Ceramic Tile	1460	7 units	20,000			
	Resilient Flooring	1460	7 units	20,000			
	Painting	1460	7 units	25,000			
	Range Hoods/Kitchen Cabinetry	1460	7 units	34,483			
	Plumbing & Heating	1460	7 units	86,207			
	Electrical	1460	7 units	392,155			
<b>CAL 4-21</b>							
<b>Mar Vista Gardens</b>							
	Replace Windows; Instll window	1460	200 units	0			
	Security System; Install Security						Work delayed. Will be done in
	Screen Doors						Future grants.
<b>CAL 4-22</b>	<b>Comprehensive Modernization</b>			<b>3,500,000</b>			
<b>San Fernando Gardens</b>	Site Work	1450	48 units	385,000			Work will be done by the Authority's
	Metalwork/Carpentry	1460	48 units	420,000			Force account entity.
	Insulation and Roofing	1460	48 units	140,000			
	Doors and Windows	1460	48 units	420,000			
	Lath & Plaster and Stucco	1460	48 units	190,086			
	Ceramic Tile	1460	48 units	140,000			
	Resilient Flooring	1460	48 units	140,000			
	Painting	1460	48 units	175,000			
	Range Hoods/Kitchen Cabinetry	1460	48 units	241,380			
	Plumbing & Heating	1460	48 units	603,448			
	Electrical	1460	48 units	645,086			
	Roof Replacement	1460	5Bldgs	<b>100,000</b>			Work to be performed by outside Contractor
<b>CAL-4XX</b>	<b>Transfer to Operations</b>	<b>1406</b>		<b>2,438,774</b>			<b>Funds for transfer to Authority Operations</b>
<b>CAL-4XX</b>	<b>PHA-Wide Construction</b>			<b>0</b>			
	<b>Authority Wide Administrative</b>	<b>1410</b>		<b>1,202,978</b>			

	Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Budget Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)							
	Allocation of Direct Costs for the following support/Admin. Depts.. (Based on time-allocation study):	1410						
	Executive General Services Planning Finance/budget Human Resources MIS							
<b>CAL-4XX</b>	<b>B. Fringe Benefits</b>	1410		<b>465,636</b>				
<b>CAL-4XX</b>	<b>C. Other Eligible Admin.</b>	1410		<b>271,674</b>				
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							
<b>CAL-4XX</b>	<b>Authority Wide A/E Fund</b>	1430.1		486,000				
<b>CAL-4XX</b>	<b>Authority Wide CFP Planning Costs</b>	430.1		25,000				
<b>CAL-4XX</b>	<b>Authority Wide Inspection Costs</b>	1430.7		189,000				
<b>CAL-4XX</b>	<b>Authority Wide Relocation Fund</b>	<b>1495.1</b>		<b>2,000,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide Contingency</b>	<b>1502</b>		<b>1,248,775</b>				

<b>CAL-4XX</b>	<b>Authority Wide Dwelling and Non-dwelling Equipment Costs</b>			<b>500,000</b>				
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.	1475.2		500,000				
<b>CAL-4XX</b>	<b>Authority Wide – Management Improvements</b>	<b>1408</b>		<b>1,940,288</b>				
	<b>a. Resident Relations Dept. –</b> Coordination of services, programs, admin & operations. Provides administrative services including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		570,187				
	<b>b. Resident Patrol</b> Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		108,695				
	<b>c. Resident Leadership Training</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident	1408		274,052				
	organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections							
	<b>d. Resident Community Liaison</b> Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of	1408		120,343				

	<b>e. Senior Activities</b> Coordinates multi-cultural social, inter-generation, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist Senior clubs with fundraising, organization and event planning.	1408		40,389				
	<b>f. Youth Sports</b> Encourages youth participating in vocational, educational, recreational and cultural programs available to youth. Coordinates transportation for events. Develop Housing Authority sports leagues and tournaments. Design and implement programs to deter youth gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth Councils including fundraising and event planning.	1408		162,713				
	<b>g. Resident Advisory BD (RAB)</b>	1408						
	1. RAB Secretary			16,674				
	2. Overhead: Training/Travel/Other			29,910				
	<b>h. Funding for Resident Newspaper</b>	1408		116,460				
	<b>i. Employee Training</b> – Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs							
	1. Housing Authority-wide employee training (related to conventional housing program)			272,565				
	2. Safety Training			46,253				

	Safety/Security						
	4. Training for Modernization			8,596			
	<b>j. Resident Training for Sect. 3 Opportunities</b>	1408		134,631			
	Grand Fund Total			<b><u>19,402,887</u></b>		<b><u>19,402,887</u></b>	<b><u>19,402,887</u></b>



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

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

Office of Public and Indian Housing

HA Name		Comprehensive Grant		FFY of Grant Approval	
Housing Authority of the City of Los Angeles		CA16P004-501-03		2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending <u>6-01-07</u> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvements	1,714,258	1,676,461	1,676,461	1,676,461
4	1410 Administration	1,714,258	1,741,265	1,741,265	1,741,265
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	800,000	1,036,594	1,036,594	1,036,594
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	982,360	972,949	972,949	972,949
10	1460 Dwelling Structures	9,631,706	9,448,720	9,448,720	9,448,720
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	800,000	283,019	283,019	283,018
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	1,500,000	1,983,576	1,983,576	1,983,576
18	1498 Mod Used for Development	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 16)	0	0	0	0
20	Amount of Annual Grant (Sum of lines 2-19)	17,142,582	17,142,583	17,142,583	17,142,582
21	Amount of line 20 Related to LBP Activities	475,000			
22	Amount of line 20 Related to Section 504 Compliance	380,000			
23	Amount of line 20 Related to Security	848,402			
24	Amount of line 20 Related to Energy Conservation Measures	475,000			

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

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

FFY 2003 CFP - CA16P004-501-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4001 Ramona Gardens</b>	Emergency LBP In-Place Management in response to elevated blood lead report.	1460	As needed	0	32,377	32,377	41,110	Work completed by Force Account Construction (FAC).
	Install 504 Ramp Bldg. 524	1460	1 Bldg.	0	24,129	24,129	24,230	
<b>CAL 4004 Rancho San Pedro</b>	Remodel Social Hall to include Computer Lab	1460	1 Bldg.	0	8,248	8,248	16,880	Added via 2004 budget process. Work to be done by FAC.
				0	150,000	150,000	0	
<b>CAL 4006 William Mead</b>	Plygrnd Equip Assoc soil Remed	1450	As Needed	0	1,276,531	1,276,531	731,317	Added via 2004 budget process. Work to be performed by outside contractor.
	Upgrade to Bldg. 21 for use as daytime relocation center during contaminated soil remediation.	1460	1 Bldg.	0	2,100	2,100	2,500	
	Electrical Upgrade Phase 1	1460	98 units	0	137,918	137,918	174,911	
	<b>Emergency</b> Sewer Gas Odor Abatement	1460	As Needed	0	1,109,722	1,109,722	522,003	
				0	5,938.90	5,938.90	5,938.90	Emergency item added. Work completed by outside contractor.

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FFY 2003 CFP - CA16P004-501-03

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4007 Estrada Courts</b>	Bldg. 21 504 ramp	1460	1 bldg.	0	20,852.00	20,852.00	25,964.18	Added via 2004 budget process. WIP by FAC.
	Upgrade electrical on mgmt. Bldg	1460	1 bldg.	0	43,869 39,804	43,869 39,804	6,028 0	Added via 2004 budget process. Work completed by FAC.
	<b>Emergency</b> Fire Job, Unit #181	1460	1 unit	0	4,065	4,065	6,028	Emergency item added. Work completed by FAC.
<b>CAL 409 Avalon Gardens</b>	Install security windows/doors/screens	1460	All Units	0	480,470 200,000	480,470 200,000	243,047 268	Added under full fungibility. Work performed by FAC.
	Replace vent screens	1460	As Needed	0	4,599	4,599	2,679	Added via 2004 budget process. Work performed by FAC.
	Replace water gate valve	1460	As Needed	0	35,771	35,771	0	Added via 2004 budget process. Work performed by FAC.
	Install Security Cameras	1460	As Needed	0	240,100	240,100	240,100	Added under full fungibility. Work completed by outside contractor.

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FFY 2003 CFP - CA16P004-501-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4010 Gonzague Village</b>	<b>Emergency</b> Fire Job, Unit #6	1460	1 unit	0	29,963	29,963	22,590	Emergency Item added. Work completed by FAC.
				0	29,963	29,963	22,590	
<b>CAL 4013 Nickerson Gardens</b>	Bathroom Upgrades/Repairs	1460	To be determined	963,521	280,000	280,000	76,500	Work will be done by FAC.
				463,521	280,000	280,000	76,500	
	Reroof 55 buildings	1460	55 bldgs.	500,000	0	0	0	Moved under full fungibility.
<b>CAL 4015 Pueblo del Rio Ext.</b>	<b>Comprehensive Modernization</b>			<b>2,600,571</b>	<b>2,086,712</b>	<b>2,086,712</b>	<b>2,086,711</b>	Work in Progress - FAC.
	Site Work	1450	23 units	286,063	350,306	350,306	350,306	
	Metalwork/Carpentry	1460	23 units	312,068	385,590	385,590	385,590	
	Insulation \$ Roofing	1460	23 units	104,023	30,364	30,364	30,364	
	Doors & Windows	1460	23 units	312,068	216,357	216,357	216,357	
	Lath, Plaster & Stucco	1460	23 units	141,238	110,120	110,120	110,120	
	Ceramic Tile	1460	23 units	104,023	81,104	81,104	81,104	
	Resilient Flooring	1460	23 units	104,023	81,104	81,104	81,104	
	Painting	1460	23 units	130,029	101,381	101,381	101,381	
	Range Hoods/Kitchen Cabinets	1460	23 units	179,350	213,941	213,941	213,941	
	Plumbing & Heating	1460	23 units	448,375	235,017	235,017	235,017	
	Electrical	1460	23 units	479,311	281,427	281,427	281,427	

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FFY 2003 CFP - CA16P004-501-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
<b>CAL 4016</b>	Correct Site Draining	1450	As Needed	0	75,000	75,000	168,750	Added via 2004 budget process. Work will be done by FAC.	
<b>Jordan Downs</b>	Fire Job, Unit Nos. 411/412	1460	2 Units	0	0	0	168,750		
<b>CAL 4017</b>	Enhancements to building facades & landscaping on Harbor Blvd	1450	4 Bldgs	0	81,646	81,646	191,963	Added via full fungibility. WIP by FAC.	
<b>Rancho San Pedro Ext.</b>				0	81,646	81,646	191,963		
<b>CAL 4019</b>	Replace window bars	1460	As Needed	0	366,714	366,714	82,016	Added via 2003 budget process. WIP by Central Shops.	
<b>Imperial Courts</b>	Electrical Upgrade	1460	1 Bldg	0	55,828	55,828	63,950		
<b>CAL 4020</b>	<b>Comprehensive Modernization</b>			<b>2,639,975</b>	<b>1,296,140</b>	<b>1,296,140</b>	<b>2,463,586</b>	Work in Process. Work performed by FAC.	
<b>Estrada Courts Ext.</b>				<b>2,329,975</b>	<b>986,140</b>	<b>986,140</b>	<b>2,153,586</b>		
		Site Work	1450	20 units	256,297	202,530	202,530		179,705
		Metalwork/Carpentry	1460	20 units	279,597	159,620	159,620		447,738
		Insulation and Roofing	1460	20 units	93,199	17,535	17,535		53,360
		Doors & Windows	1460	20 units	279,597	124,952	124,952		203,194
		Lath & Plaster and Stucco	1460	20 units	126,541	54,436	54,436		175,652
		Ceramic Tile	1460	20 units	93,199	40,093	40,093		161,309
		Resilient Flooring	1460	20 units	93,199	40,093	40,093		161,309

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

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FFY 2003 CFP - CA16P004-501-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Painting	1460	20 units	116,499	50,116	50,116	171,332	
	Range Hoods/Kitchen Cabinetry	1460	20 units	160,689	105,526	105,526	140,993	
	Plumbing & Heating	1460	20 units	401,720	97,123	97,123	247,469	
	Electrical	1460	20 units	429,438	94,117	94,117	211,525	
	Roof Replacement	1460	4 bldgs.	310,000	310,000	310,000	310,000	Work to be performed by outside contractor.
<b>CAL 4021 Mar Vista Gardens</b>	Replace concrete gutters and walkways	1450	As Needed	0	200,000	200,000	0	Added via 2003 budget process. Work to be performed by outside contractor.
	Replace shed doors/roof	1460	As Needed	0	50,000	50,000	0	Added via 2003 budget process. Work to be performed by FAC.
	Replace electrical enclosures	1460	As Needed	0	123,785	123,785	0	Added via 2003 budget process. Work to be performed by FAC.
	Install security cameras	1460	As Needed	0	329,619	329,619	329,619	Added under full fungibility. Work completed by outside contractor.
<b>CAL 4022 San Fernando Gardens</b>	<b>Comprehensive Modernization</b>			<b>4,409,999</b>	<b>2,467,130</b>	<b>2,467,130</b>	<b>3,075,173</b>	
	Site Work	1450	48 units	440,000	442,044	442,044	497,326	
	Metalwork/Carpentry	1460	48 units	480,000	365,100	365,100	420,376	Work in Process.
	Insulation and Roofing	1460	48 units	160,000	40,110	40,110	95,386	Work performed by FAC.

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FFY 2003 CFP - CA16P004-501-03

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Doors and Windows	1460	48 units	480,000	285,803	285,803	341,079	
	Lath & Plaster and Stucco	1460	48 units	217,241	124,513	124,513	179,789	
<b>CAL 4026 Independ. Square</b>	Ceramic Tile	1460	48 units	160,000	91,705	91,705	146,981	
	Resilient Flooring	1460	48 units	160,000	91,705	91,705	146,981	
	Painting	1460	48 units	200,000	114,631	114,631	169,907	
	Range Hoods/Kitchen Cabinetry	1460	48 units	275,862	241,368	241,368	296,644	
	Plumbing & Heating	1460	48 units	689,655	222,150	222,150	277,426	
	Electrical	1460	48 units	737,241	215,272	215,272	270,548	
	Asbestos Abatement related to Comprehensive Modernization	1460	66 units	0	32,730	32,730	32,730	Added via full fungibility. WIP by FAC.
	Roof Replacement	1460	20 bldgs.	410,000	200,000	200,000	200,000	Work to be performed by outside contractor.
	Patio Netting	1460	As Needed	0	26,899	26,899	27,000	Added via 2003 budget process. Work to be performed by FAC.
	Upgrade showers	1460	As Needed	0	148,000	148,000	145,844	Added under full fungibility. Work to be performed by FAC.
<b>CAL 4028 609 California Apartments</b>	Install bathroom heat lamps	1460	As Needed	0	15,980	15,980	0	Added via 2004 budget process. Work to be performed by FAC.
	Install bathroom grab bars	1460	As Needed	0	66,906	66,906	68,507	Work completed by FAC.

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

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4038</b> Westside Manor	Paint common areas and community room	1460	1 Bldg.	0	19,744	19,744	16,112	Added via 2004 budget process. Work completed by FAC.
				0	19,744	19,744	16,112	
<b>CAL 4039</b> 1100 E. 112th	Paint building exterior	1460	1 Bldg.	0	7,940	7,940	9,488	Added via 2004 budget process. Work in process by FAC.
				0	7,940	7,940	9,488	
<b>CAL 4065</b> 110 E. 94th	Paint building exterior	1460	1 Bldg.	0	10,820	10,820	6,875	Added via 2004 budget process. Work to be completed by FAC.
				0	10,820	10,820	6,875	
<b>CAL 4079</b> 6615 Lemp Ave.	Paint building exterior	1460	1 Bldg.	0	12,167	12,167	11,244	Added via 2004 budget process. Work in process by FAC.
				0	12,167	12,167	11,244	
<b>CAL 4138</b> 145 E. 54th	Paint building exterior	1460	1 Bldg.	0	12,003	12,003	12,003	Added via 2004 budget process. Work in process by FAC.
				0	12,003	12,003	12,003	
<b>CAL 4141</b> 215 E. 93rd	Paint building exterior	1460	1 Bldg.	0	12,573	12,573	14,472	Added via 2004 budget process. Work completed by FAC.
				0	12,573	12,573	14,472	

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

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

FFY 2003 CFP - CA16P004-501-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4145</b> 210 W. 91st	Paint building exterior	1460	1 Bldg.	0	168,535	168,535	164,017	Added via 2004 budget process. Work in process by FAC.
				0	12,038	12,038	7,520	
<b>CAL 4224</b> Nw Pico II (HA Loc. 224)	Decking Repairs	1460	As Needed	0	42,779	42,779	42,779	Added via full fungibility. Work completed by outside contractor.
	Install Security Screen Doors	1460	As Needed	0	113,718	113,718	113,718	Added via full fungibility. Work to be completed by outside contractor.
<b>CAL 4226</b> Nw Pico II (HA Loc. 226)	Construct Maintenance Bldg.			0	125,000	125,000	0	Added under full fungibility. Work performed by outside contractor.
		1470	1 bldg.	0				
<b>CAL-4XX</b>	<b>Authority Wide Administrative Costs</b> Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin.	1410		1,063,040	1,437,509	1,437,509	1,437,509	<b>Completed</b>

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

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

FFY 2003 CFP - CA16P004-501-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Res. Dev. Program Coord.							
	Data Program Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)							
	<b>Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study):</b>							
	Executive General Services Planning Finance/Budget Human Resources MIS							
	<b>B. Fringe Benefits</b>	<b>1410</b>		<b>411,470</b>	<b>16,756</b>	<b>16,756</b>	<b>16,756</b>	<b>Completed</b>
	<b>C. Other Eligible Admin.</b> Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	<b>1410</b>		<b>240,071</b>	<b>287,000</b>	<b>287,000</b>	<b>287,000</b>	<b>Completed</b>
<b>CAL-4XX</b>	<b>Authority Wide</b> Planning for Crime Prevention through Environmental Design (CPTED) approaches. Initial sites: Nickerson Gardens, Imperial Cts, Jordan Downs, Independent Sq. Additional planning for Comp Mod sites, scattered sites, senior sites, plan review.	<b>1430.2</b>		<b>100,000</b>	<b>370,462</b>	<b>370,462</b>	<b>370,462</b>	<b>Completed</b>
<b>CAL-4XX</b>	<b>Authority Wide A/E Fund</b>	1430.1		<b>400,000</b>	<b>591,240</b>	<b>591,240</b>	<b>591,240</b>	<b>Completed</b>

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

**U.S. Department of Housing and Urban Development**  
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FFY 2003 CFP - CA16P004-501-03

Office of Public and Indian Housing

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

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

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

FFY 2003 CFP - CA16P004-501-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide CGP Planning Costs	1430.19		50,000	0	0	0	Reprogrammed
CAL-4XX	Authority Wide Inspection Costs	1430.7		250,000	74,892	74,892	74,892	Completed
CAL-4XX	Authority Wide Relocation Fund	1495.1		1,500,000	1,983,576	1,983,576	1,983,576	Completed
CAL-4XX	Authority Wide Contingency	1502		0	0	0	0	
CAL-4XX	Authority Wide Dwelling and Nondwelling Equipment Costs Stoves, playground equipment, computer learning centers, maintenance vehicles and construction equipment	1475.2		800,000	283,019	283,019	283,019	Completed
CAL-4XX	Authority Wide - Management Improvements	1408		1,713,935	1,676,461	1,676,461	1,676,461	
	a. Resident Relations Dept. - Coordination of services, programs admin & operations. Provides administrative services including coordination & drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		503,859	1,584,066	1,584,066	1,584,066	Completed
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training & work experience	1408		86,547	0	0	0	Reprogrammed.

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

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

FFY 2003 CFP - CA16P004-501-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	in the safety industry							
	<b>c. Resident Leadership Training</b> Strives to strengthen leadership skills of resident governing bodies in HACLA Developments. Provides centralized leadership training to 18 resident groups. Assists in overseeing resident policy adopted by the Board of Commissioners, conducts resident elections.	1408		242,172	0	0	0	Reprogrammed
	<b>d. Resident Community Liaison</b> Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		106,344	0	0	0	Reprogrammed.
	<b>e. Senior Activities</b> Coordinates multi-cultural social, inter-generational, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs at developments. Assists with	1408		35,691	0	0	0	Reprogrammed. Activities funded from other sources

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

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

FFY 2003 CFP - CA16P004-501-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	fund raising and event planning.							
	<b>f. Youth Sports</b> Encourages youth participation in vocational, educational, recreational & cultural programs available to youth. Coordinates transportation for events. Develops HACLA sports leagues & tournaments. Design and implementation of programs to deter youth from gangs & drugs. Promote youth involvement in positive activities. (Cont'd)  <b>Youth Sports - Continued</b> Coordinates efforts of resident Youth Councils including fundraising and event planning.	1408		143,785	19,508	19,508	19,508	Completed
	<b>g. Resident Advisory Board</b> 1. Secretary 2. Overhead: Training/Travel/Oth	1408 1408		13,584 36,438	0 0	0 0	0 0	Reprogrammed
	<b>h. Funding for Resident Newspaper</b>	1408		102,913	13,750	13,750	13,750	Completed
	<b>i. Employee Training - Career &amp; Professional Development to Increase capacity to manage &amp; to sustain long-term viability of mod. work &amp; to address identified mgmt. Needs</b> 1. Housing Authority-wide	1408		240,859	48,511	48,511	48,511	Completed

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

FFY 2003 CFP - CA16P004-501-03

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

Office of Public and Indian Housing

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

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

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

FFY 2003 CFP - CA16P004-501-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	2. Safety Training	1408		40,873	0	0	0	Reprogrammed.
	3. Training for HAPD	1408		34,304	0	0	0	
	4. Training for Mod.	1408		7,596	0	0	0	
	j. Resident Training for Sect. 3 Opportunities	1408		118,970	10,625	10,625	10,625	Completed
	<b>Grand Fund Total</b>			<b><u>17,142,582</u></b>	<b><u>17,142,582</u></b>	<b><u>17,142,582</u></b>	<b><u>17,142,582</u></b>	

**Annual Statement/Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) Part III Implementation Schedule  
 FFY 2003 CFP - CA16P004-501-03**

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4-01 Ramona Gardens	16-Sep-05		31-Mar-04	16-Sep-07		30-Jun-04	Requirements of State of Calif Dept. of Toxic Substance Control caused delays
CAL 4-04 Rancho San Pedro	16-Sep-05			16-Sep-07			
CAL 4-06 William Mead	16-Sep-05		31-Mar-04	16-Sep-07		6-Feb-07	
CAL 4-07 Estrada Courts	16-Sep-05			16-Sep-07			
CAL 4-09 Avalon Gardens	16-Sep-05		31-Mar-04	16-Sep-07		6-Feb-07	
CAL 4-10 Gonzaque Village	16-Sep-05		31-Mar-04	16-Sep-07		6-Feb-07	
CAL 4-13 Nickerson Gardens	16-Sep-05		31-Dec-03	16-Sep-07		6-Feb-07	
CAL 4-15 Pueblo Extension	16-Sep-05		31-Mar-04	16-Sep-07			

**Annual Statement/Performance and Evaluation Report**  
**Comprehensive Grant Program (CGP) Part III Implementation Schedule**  
 FFY 2003 CFP - CA16P004-501-03

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	

**Annual Statement/Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) Part III Implementation Schedule  
 FFY 2003 CFP - CA16P004-501-03**

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4016 Jordan Downs	16-Sep-05			16-Sep-07			
CAL 4-17 Rancho San Pedro Ext.	16-Sep-05		31-Dec-03	16-Sep-07			
CAL 4-19 Imperial Courts	16-Sep-05		31-Mar-04	16-Sep-07			
CAL 4-20 Estrada Courts Ext.	16-Sep-05			16-Sep-07			
CAL 4-21 Mar Vista Gardens	16-Sep-05		31-Mar-04	16-Sep-07			
CAL 4-22 San Fernando Gardens	16-Sep-05			16-Sep-07			
CAL 4-26 Independent Square	16-Sep-05		31-Mar-04	16-Sep-07			
CAL 4-28 California Apartments	16-Sep-05		31-Mar-04	16-Sep-07		30-Jun-04	

**Annual Statement/Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) Part III Implementation Schedule  
 FFY 2003 CFP - CA16P004-501-03**

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4038 Westside Manor	16-Sep-05		31-Mar-04	16-Sep-07		30-Jun-04	
CAL 4039 1100 E. 112th	16-Sep-05		31-Mar-04	16-Sep-07		30-Jun-04	
CAL 4065 110 E. 94th	16-Sep-05			16-Sep-07			
CAL 4079 6615 Lemp Ave.	16-Sep-05		31-Mar-04	16-Sep-07		30-Jun-04	
CAL 4138 145 E. 54th	16-Sep-05		31-Mar-04	16-Sep-07			
CAL 4141 215 E. 93rd	16-Sep-05		31-Mar-04	16-Sep-07		30-Jun-04	
CAL 4145 210 W. 91st	16-Sep-05		31-Mar-04	16-Sep-07			
CAL 4224 Nw Pico II (HA Loc. 224)	16-Sep-05			16-Sep-07			
CAL 4226 Nw Pico II (HA Loc. 226)	16-Sep-05		30-Jun-04	16-Sep-07			

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

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

Office of Public and Indian Housing

HA Name		Comprehensive Grant		FFY of Grant Approval	
Housing Authority of the City of Los Angeles		CA16P004-501-02		2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending <u>6-01-07</u> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvements	2,083,483	2,278,236	2,278,236	2,278,236
4	1410 Administration	2,083,483	2,083,483	2,083,483	2,083,483
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	529,001	543,229	543,229	543,229
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,210,732	1,094,548	1,094,548	1,094,548
10	1460 Dwelling Structures	12,374,343	12,363,595	12,363,595	12,363,595
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	82,050	0	0	0
13	1475 Nondwelling Equipment	460,528	460,529	460,529	460,529
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	2,011,212	2,011,213	2,011,213	2,011,213
18	1498 Mod Used for Development	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 16)	0	0	0	0
20	Amount of Annual Grant (Sum of lines 2-19)	<b>20,834,832</b>	<b>20,834,832</b>	<b>20,834,832</b>	<b>20,834,832</b>
21	Amount of line 20 Related to LBP Activities	1,000,000			
22	Amount of line 20 Related to Section 504 Compliance	380,000			
23	Amount of line 20 Related to Security	1,828,600			
24	Amount of line 20 Related to Energy Conservation Measures	0			

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

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

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

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

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

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FFY 2002 CFP - CA16P004-501-02

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	soil. Required by Cal. DTSC.							
<b>CAL 4007 Estrada Courts</b>	Paving and Asphalt repair	1450	As needed	<b>423,580</b> 5,900	<b>381,052</b> 5,900	<b>381,052</b> 5,900	<b>381,051</b> 5,900	Work completed by FAC.
	<b>Emergency</b> Upgrade Interior Electric	1460	30 Bldgs.	392,846	350,310	350,310	350,309	Work completed by FAC.
	<b>Emergency</b> Fire Job, Unit #214	1460	1 unit	24,834	24,842	24,842	24,842	Work completed by FAC.
<b>CAL 4010 Gonzaque Village</b>	Install Roof Vents	1460	As Needed	<b>0</b> 0	<b>12,574</b> 12,574	<b>12,574</b> 12,574	<b>12,574</b> 12,574	Added under full fungibility. Work completed by FAC.
<b>CAL 4013 Nickerson Gardens</b>	Roof Replacement Phase III	1460	55 Bldgs	<b>2,015,095</b> 1,249,200	<b>1,616,660</b> 1,532,286	<b>1,616,660</b> 1,532,286	<b>1,616,660</b> 1,532,286	Work completed by contractor.
	Bathroom Upgrades - install tub liners & repair water damage	1460	As Needed	765,895	10,108	10,108	10,108	Work done by FAC. Job funded in later grants.
	<b>Emergency</b> Fire Job, Unit #4	1460	1 unit	0	74,266	74,266	74,266	Emergency Item added. Work completed by FAC.

**Annual Statement/Performance and Evaluation Report  
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FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4015 Pueblo del Rio Ext.</b>	<b>Comprehensive Modernization</b>			<b>98,311</b>	<b>15,845</b>	<b>15,845</b>	<b>15,844</b>	
	Asbestos Abatement	1460	As Needed	98,311	15,845	15,845	15,844	Work in conjunction Comp Mod by contractor.
<b>CAL 4016 Jordan Downs</b>	Roof Replacement	1460	35 Bldgs	<b>705,069</b> 685,000	<b>767,643</b> 747,574	<b>767,643</b> 747,574	<b>767,391</b> 747,322	Work completed by contractor.
	<b>Emergency</b> Fire Repairs - Unit 560	1460	1 Unit	20,069	20,069	20,069	20,069	Work completed by FAC.
<b>CAL 4017 Rancho San Pedro Ext.</b>	Install Security Windows and Doors	1460		<b>761,450</b> 700,000	<b>1,373,041</b> 1,112,172	<b>1,373,041</b> 1,112,172	<b>1,373,041</b> 1,112,172	Work in Process (WIP) by FAC.
	Enhancements to building facades & landscaping on Harbor Blvd	1450	4 Bldgs	61,450	260,869	260,869	260,869	WIP by FAC.

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

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FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4019 Imperial Courts</b>	Remove Trailer	1450	1 Unit	1,116,112 0	1,154,258 95,121	1,154,258 95,121	1,154,320 95,120	Added via '04 budget process. Work completed by outside contractor.
	Roof Replacement Phase I	1460	43 Bldgs	900,000	919,974	919,974	919,974	Completed.
	Repair and waterproof end walls of buildings	1460	As Needed	10,000	9,922	9,922	9,922	Completed.
	Refinish/Repaint Rusting Security Screen doors	1460	As Needed	124,062	125,034	125,034	125,096	Work completed by FAC.
	Construct Childcare Center	1470	1	82,050	4,207	4,207	4,207	Funding covers budget above City grant of \$668K. WIP performed by an outside contractor.
<b>CAL 4020 Estrada Courts Ext.</b>	<b>Comprehensive Modernization</b>			<b>2,950,000</b> <b>2,475,000</b>	<b>3,444,125</b> <b>3,228,436</b>	<b>3,444,125</b> <b>3,228,436</b>	<b>3,444,125</b> <b>3,228,436</b>	
	Site Work	1450	50 units	272,250	118,175	118,175	118,175	Work in Process.
	Metalwork/Carpentry	1460	50 units	297,000	638,239	638,239	638,239	Work performed by
	Insulation and Roofing	1460	50 units	99,000	40,201	40,201	40,201	FAC.
	Doors & Windows	1460	50 units	297,000	555,709	555,709	555,709	
	Lath & Plaster and Stucco	1460	50 units	134,417	231,448	231,448	231,448	
	Ceramic Tile	1460	50 units	99,000	170,465	170,465	170,465	
	Resilient Flooring	1460	50 units	99,000	170,465	170,465	170,465	
	Painting	1460	50 units	123,750	213,081	213,081	213,081	

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

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

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Range Hoods/Kitchen Cabinetry	1460	50 units	170,691	289,513	289,513	289,513	
	Plumbing & Heating	1460	50 units	426,725	392,812	392,812	392,812	
	Electrical	1460	50 units	456,167	408,329	408,329	408,329	
	Asbestos Abatement	1460	As Needed	0	24,131	24,131	24,131	Added via full fungibility. Work completed by outside contractor.
	Roof Replacement	1460	12 bldgs.	350,000	175,120	175,120	175,120	Work completed by an outside contractor.
	Roof Replacement	1460	4 bldgs.	125,000	0	0	0	Reprogrammed.
	<b>Emergency</b> Fire Job, Unit #389	1460	1 unit	0	16,438	16,438	16,438	Emergency item added. Work completed by FAC.
<b>CAL 4022</b>				<b>4,248,487</b>	<b>4,492,462</b>	<b>4,492,462</b>	<b>4,492,462</b>	
<b>San</b>	<b>Comprehensive Modernization</b>			<b>3,900,000</b>	<b>4,391,503</b>	<b>4,391,503</b>	<b>4,391,503</b>	
<b>Fernando</b>	Site Work	1450	66 units	449,449	502,473	502,473	502,473	Completed
<b>Gardens</b>	Metalwork/Carpentry	1460	66 units	436,019	1,037,221	1,037,221	1,037,221	Work performed by FAC.
	Insulation and Roofing	1460	66 units	152,204	40,699	40,699	40,699	
	Doors and Windows	1460	66 units	449,449	521,375	521,375	521,375	
	Lath & Plaster and Stucco	1460	66 units	268,595	368,475	368,475	368,475	
	Ceramic Tile	1460	66 units	134,298	184,238	184,238	184,238	
	Resilient Flooring	1460	66 units	147,727	202,661	202,661	202,661	
	Painting	1460	66 units	179,063	245,650	245,650	245,650	
	Range Hoods/Kitchen Cabinetry	1460	66 units	313,361	367,128	367,128	367,128	
	Plumbing & Heating	1460	66 units	698,347	467,472	467,472	467,472	
	Electrical	1460	66 units	671,488	454,112	454,112	454,112	

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

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

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4026</b> Independ. Square	Construct Basketball Court	1450	1 unit	0	24,863	24,863	24,863	Added via full fungibility. Work completed by FAC. Add'l. Funding from other sources.
	Asbestos Abatement related to Comprehensive Modernization	1460	66 unts	68,487	7,236	7,236	7,236	WIP by contractor.
	Roof Replacement	1460	9 bldgs.	280,000	68,860	68,860	68,860	Work Completed by an outside contractor.
	Install Fire Doors	1460	1	0	79,151	79,151	79,151	Added via full fungibility. Completed by an outside contractor.
<b>CAL 4028</b> 609 California Apartments	<b>Emergency</b> Install Call-for-Aide System	1460	1	25,000 25,000	44,650 44,650	44,650 44,650	44,650 44,650	Work completed by outside contractor.
<b>CAL 4046</b> Simpson- Saticoy	<b>Emergency</b> Install Call-for-Aide System	1460	1	0	35,000	35,000	35,000	Added via full fungibility. Completed by FAC.
<b>CAL 4060</b> 2927 Partridge Ave.	Asphalt Paving	1450	1	0	1,368	1,368	1,368	Added via 2004 budget process. Work completed by FAC.

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

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

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4064</b> 11442 Emilita St.	Asphalt Paving	1450	1	0 0	4,461 4,461	4,461 4,461	4,461 4,461	Added via 2004 budget process. Work completed by FAC.
<b>CAL 4067</b> 5737 Klump	Asphalt Paving	1450	1	0 0	4,245 4,245	4,245 4,245	4,245 4,245	Added via 2004 budget process. Work completed by FAC.
<b>CAL 4143</b> 4331 Honduras St.	Asphalt Paving	1450	1	0 0	2,168 2,168	2,168 2,168	2,168 2,168	Added via 2004 budget process. Work completed by FAC.
<b>CAL 4181</b> 744 No. Tularosa Dr.	Asphalt Paving	1450	1	0 0	1,191 1,191	1,191 1,191	1,191 1,191	Added via 2004 budget process. Work completed by FAC.
<b>CAL 4226</b> Nw Pico II (HA Loc. 226)	<b>Emergency</b> Fire Job, Unit #207	1460	1	0 0	63,241 63,241	63,241 63,241	63,241 63,241	Work completed by FAC.

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

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

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

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

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

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

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

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

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

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

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

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

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

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

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

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

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

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

FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

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

**Annual Statement/Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) Part III Implementation Schedule  
 FFY 2002 CFP - CA16P004-501-02**

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

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

**Annual Statement/Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) Part III Implementation Schedule  
 FFY 2002 CFP - CA16P004-501-02**

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4019 Imperial Courts	31-Dec-03		31-Mar-03	30-Jun-05		30-Jun-04	
CAL 4020 Estrada Courts Ext.	31-Dec-03		31-Mar-03	30-Jun-05		30-Jun-04	
CAL 4022 San Fernando Gardens	31-Dec-03		31-Mar-03	30-Jun-05		30-Jun-04	
CAL 4026 Independent Square	30-Mar-04		30-Mar-04	30-Jun-04		30-Jun-04	
CAL 4028 California Apartments	31-Dec-03		30-Mar-04	30-Jun-05		30-Jun-04	
CAL 4046 Simpson-Saticoy	30-Mar-04		30-Mar-04	30-Jun-04		30-Jun-04	
CAL 4060 2927 Partridge Ave.	30-Mar-04		30-Mar-04	30-Jun-04		30-Jun-04	
CAL 4064 11442 Emilita St.	30-Mar-04		30-Mar-04	30-Jun-04		30-Jun-04	

**Annual Statement/Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) Part III Implementation Schedule  
 FFY 2002 CFP - CA16P004-501-02**

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4067 5737 Klump	30-Mar-04		30-Mar-04	30-Jun-04		30-Jun-04	
CAL 4143 4331 Honduras St.	30-Mar-04		30-Mar-04	30-Jun-04		30-Jun-04	
CAL 4181 744 No. Tularosa Dr.	30-Mar-04		30-Mar-04	30-Jun-04		30-Jun-04	
CAL 4226 Nw Pico II (HA Loc.226)	30-Mar-04		30-Mar-04	30-Jun-04		30-Jun-04	

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

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

Office of Public and Indian Housing

HA Name		Comprehensive Grant		FFY of Grant Approval	
Housing Authority of the City of Los Angeles		CA16P004-501-01		2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 6-01-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvements Soft Costs	2,412,310	2,412,310	2,412,310	2,412,310
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	2,283,856	2,102,690	2,102,690	2,102,690
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	825,551	956,216	956,216	956,216
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,578,543	1,980,249	1,980,249	1,980,249
10	1460 Dwelling Structures	12,536,316	12,369,251	12,369,251	12,369,251
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	15,500	22,724	22,724	22,724
13	1475 Nondwelling Equipment	938,232	746,868	746,868	746,868
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	2,248,253	2,248,253	2,248,253	2,248,253
18	1499 Development Activities	0	0		0
19	1502 Contingency (may not exceed 8% of line 16)	0	0	0	0
20	Amount of Annual Grant (Sum of lines 1-19)	22,838,561	22,838,561	22,838,561	22,838,561
	Amount of line 20 Related to LBP Activities	440,000			
	Amount of line 20 Related to Section 504 Compliance	251,801			
	Amount of line 20 Related to Security - Soft Costs	0			
	Amount of line 20 Related to Security - Hard Costs	1,413,000			
	Amount of line 20 Related to Energy Conservation Measures	708,300			

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

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

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P004-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4006</b>				<b>15,500</b>	<b>19,723</b>	<b>19,723</b>	<b>19,723</b>	
<b>William Mead</b>	Install electrical & fencing for computer learning trailer	1470	1	15,500	19,723	19,723	19,723	Completed.
<b>CAL 4015</b>				<b>4,330,789</b>	<b>4,477,745</b>	<b>4,477,745</b>	<b>4,477,744</b>	
<b>Pueblo del Rio Ext.</b>	<b>Comprehensive Modernization</b>			<b>4,326,800</b>	<b>4,473,756</b>	<b>4,473,756</b>	<b>4,473,755</b>	Work on this phase of
	Site Work	1450	45 units	475,948	803,016	803,016	803,016	Comp Mod Complete.
	Metalwork/Carpentry	1460	45 units	519,216	732,048	732,048	732,048	Additional phases
	Insulation \$ Roofing	1460	45 units	173,072	50,165	50,165	50,165	of Comp Mod in
	Doors & Windows	1460	45 units	519,216	352,864	352,864	352,864	later CFP grants.
	Lath, Plaster & Stucco	1460	45 units	234,991	262,126	262,126	262,126	Work done by Force
	Ceramic Tile	1460	45 units	173,072	193,057	193,057	193,057	Account Construction
	Resilient Flooring	1460	45 units	173,072	193,057	193,057	193,057	(FAC).
	Painting	1460	45 units	216,340	241,321	241,321	241,321	
	Range Hoods/Kitchen Cabinets	1460	45 units	298,400	502,530	502,530	502,530	
	Plumbing & Heating	1460	45 units	746,001	480,033	480,033	480,033	
	Electrical	1460	45 units	797,472	663,538	663,538	663,538	
	Playground Refurbishment	1450	1	3,989	3,989	3,989	3,989	Complete - FAC

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

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

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P004-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4020 Estrada Courts Ext.</b>	<b>Comprehensive Modernization</b>			<b>4,420,543</b>	<b>4,479,804</b>	<b>4,479,804</b>	<b>4,479,804</b>	Work on this phase of Comp Mod complete. Additional phases of Comp Mod in later CFP grants. Work done by FAC.
	Site Work	1450	50 units	486,260	358,964	358,964	358,964	
	Metalwork/Carpentry	1460	50 units	530,465	1,030,171	1,030,171	1,030,171	
	Insulation and Roofing	1460	50 units	176,822	31,962	31,962	31,962	
	Doors & Windows	1460	50 units	530,465	658,697	658,697	658,697	
	Lath & Plaster and Stucco	1460	50 units	240,080	302,575	302,575	302,575	
	Ceramic Tile	1460	50 units	176,822	222,850	222,850	222,850	
	Resilient Flooring	1460	50 units	176,821	222,849	222,849	222,849	
	Painting	1460	50 units	221,027	278,562	278,562	278,562	
	Range Hoods/Kitchen Cabinetry	1460	50 units	304,867	256,789	256,789	256,789	
	Plumbing & Heating	1460	50 units	762,164	613,146	613,146	613,147	
	Electrical	1460	50 units	814,750	503,239	503,239	503,239	
<b>CAL 4022 San Fernando Gardens</b>	<b>Comprehensive Modernization</b>			<b>5,221,327</b>	<b>5,188,401</b>	<b>5,188,401</b>	<b>5,188,403</b>	Work on this phase of Comp Mod complete. Additional phases of Comp Mod in later CFP grants. Work done by FAC.
	Site Work	1450	66 units	574,346	817,290	817,290	817,291	
	Metalwork/Carpentry	1460	66 units	626,559	923,509	923,509	923,509	
	Insulation and Roofing	1460	66 units	208,853	77,578	77,578	77,578	
	Doors and Windows	1460	66 units	626,559	738,418	738,418	738,418	
	Lath & Plaster and Stucco	1460	66 units	283,572	342,394	342,394	342,394	
	Ceramic Tile	1460	66 units	208,854	252,177	252,177	252,177	
	Resilient Flooring	1460	66 units	208,853	252,176	252,176	252,176	
	Painting	1460	66 units	261,066	315,220	315,220	315,220	
	Range Hoods/Kitchen Cabinetry	1460	66 units	360,092	457,958	457,958	457,959	
Plumbing & Heating	1460	66 units	900,229	454,568	454,568	454,568		

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

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

<b>PHA Name:</b> Housing Authority of the City of Los Angeles		<b>Grant Type and Number</b> Capital Grant Program Number: CA16P004-501-01 Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> <b>2001</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Electrical	1460	66 units	962,344	557,111	557,111	557,111	

**Annual Statement/Performance and Evaluation Report  
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4088</b> 354 E, 105th St (HA Loc. 495)	Replace utility room doors	1460	2 Units	<b>2,500</b> 2,500	<b>0</b> 0	<b>0</b> 0	<b>0</b> 0	Reprogrammed.
<b>CAL 4143</b> 4331 Honduras (HA Loc. 486)	Install access ramp unt B Sect. 504 accommodation	1460	1 Unit	<b>1,700</b> 1,700	<b>0</b> 0	<b>0</b> 0	<b>0</b> 0	Moved under full fungibility.
<b>CAL 4224</b> Nw Pico I (HA Loc. 224)	<b>Emergency</b> Repairs to wooden decks	1460	8 Bldgs	<b>100,000</b> 25,000	<b>61,416</b> 12,363	<b>61,416</b> 12,363	<b>61,416</b> 12,363	Work completed by FAC.
	<b>Other Work</b> Install Security Screen Doors	1460	124 Unts	75,000	49,053	49,053	49,053	Work completed by outside contractor.
<b>CAL 4226</b> Nw Pico II (HA Loc. 226)	Implement Traffic Circulation Plan	1450		<b>38,000</b> 38,000	<b>30,594</b> 30,594	<b>30,594</b> 30,594	<b>30,593</b> 30,593	Work completed by FAC.

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

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	<b>Authority Wide Administrative Costs</b> Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Data Program Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)	1410		1,415,534	1,732,383	1,732,383	1,732,383	Completed
	<b>Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation stud</b>	1410						
	<b>B. Fringe Benefits</b>	1410		548,354	89,083	89,083	89,083	Completed

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

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<b>C. Other Eligible Admin.</b> Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	1410		<b>319,968</b>	<b>228,299</b>	<b>228,299</b>	<b>228,299</b>	Completed
<b>CAL-4XX</b>	<b>Authority Wide</b>  Planning for Crime Prevention through Environmental Design (CPTED) approaches. Initial sites : Nickerson Gardens, Imperial Cts., Jordan Downs, Independent Square. Additional planning for Comp Mod sites, scattered sites, senior sites, plan review.	1430.2		0	330,156	330,156	330,156	Added under full fungibility.
<b>CAL-4XX</b>	<b>Authority Wide A/E Fund</b>	1430.1		<b>325,551</b>	<b>321,032</b>	<b>321,032</b>	<b>321,032</b>	Completed
<b>CAL-4XX</b>	<b>Authority Wide Inspection Costs</b>	1430.7		<b>500,000</b>	<b>345,593</b>	<b>345,593</b>	<b>345,593</b>	Completed
<b>CAL-4XX</b>	<b>Authority Wide Relocation Fund</b>	1495.1		<b>2,248,253</b>	<b>2,248,253</b>	<b>2,248,253</b>	<b>2,248,253</b>	Completed
<b>CAL-4XX</b>	<b>Authority Wide Contingency</b>	1502		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

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

**U.S. Department of Housing and Urban Development** MB Approval No 2577-0157 (Exp. 3/31/2002)  
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	<b>Authority Wide Dwelling and Nondwelling Equipment Costs</b> Stoves, playground equipment, computer learning centers, maintenance vehicles and construction equipment	1475.2		938,232	953,292	953,292	953,290	Completed
CAL-4XX	<b>Authority Wide - Management Improvements</b>	1408		2,412,310	2,332,787	2,332,787	2,332,788	Completed
	<b>a. Resident Relations Dept. -</b> Coordination of services, programs admin & operations. Provides administrative services including coordination & drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		307,201	379,407	379,407	379,407	Completed
	<b>b. Resident Patrol</b> Conducts a voluntary resident safety program providing residents with training & work experience in the safety industry	1408		17,711	17,711	17,711	17,711	Completed

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

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

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

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

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P004-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<b>e. Senior Activities</b> Coordinates multi-cultural social, inter-generational, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs at developments. Assists with fund raising and event planning.	1408		0	0	0	0	Moved under full fungibility
	<b>f. Youth Sports</b> Encourages youth participation in vocational, educational, recreational & cultural programs available to youth. Coordinates transportation for events. Develops HACLA sports leagues & tournaments. Design and implementation of programs to deter youth from gangs & drugs. Promote youth involvement in positive activities. (Cont'd)	1408		408,872	364,812	364,812	364,812	Completed
	<b>Youth Sports - Continued</b> Coordinates efforts of resident Youth Councils including fundraising and event planning.							

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

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

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P004-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<b>g. Resident Advisory Board (RAB)</b>							
	1. RAB Secretary	1408		0	0	0	0	Reprogrammed
	2. Overhead: Training/Travel/Oth	1408		0	0	0	0	Reprogrammed
	<b>h. Computer Learning Centers</b>	1408		57,728	57,728	57,728	57,728	Added under full fungibility. Complete
	Salaries & operating costs for CLCs. CLCs provide access to computer training, tutorials, job placement.							
	<b>I. Family Investment Cntr</b>	1408		10,889	10,889	10,889	10,889	Added under full fungibility. Complete
	Salaries & operating costs for job training & placement program.							
	<b>j. Language Services</b>	1408		184,953	184,953	184,953	184,953	Added under full fungibility. Complete
	Salaries & operating costs for provision of interpretation & translations services.							
	<b>k. Funding for Resident Newspaper</b>	1408		46,311	46,311	46,311	46,311	Added under full fungibilit

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

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

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P004-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<b>I. Employee Training - Career &amp; Professional Development-</b> Increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs							
	1. Housing Authority-wide employee training (related to conventional housing program)	1408		167,890	167,489	167,489	167,490	Completed
	2. Safety Training	1408		2,872	2,872	2,872	2,872	Completed
	3. Training for HAPD	1408		0	0	0		Reprogrammed
	4. Training for Mod.	1408		0	0			Reprogrammed
	<b>m. Resident Training for Sect. 3 Opportunities</b>	1408		56,928	52,264	52,264	52,264	Completed
	<b>Grand Fund Total</b>			<b><u>22,838,561</u></b>	<b><u>22,838,561</u></b>	<b><u>22,838,561</u></b>	<b><u>22,838,561</u></b>	

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

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

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: CA16P004-501-01 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
<b>CAL 4006 William Mead</b>	31-Mar-03		31-Mar-03	30-Sep-04		30-Jun-04	
<b>CAL 4015 Pueblo Extension</b>	31-Mar-03		31-Mar-02	30-Sep-04		30-Jun-04	
<b>CAL 4020 Estrada Courts Ext.</b>	31-Mar-03		31-Mar-02	30-Sep-04		30-Jun-04	
<b>CAL 4022 San Fernando Gardens</b>	31-Mar-03		31-Mar-02	30-Sep-04		30-Jun-04	
<b>CAL 4088 354 E 105th St</b>	31-Mar-03		31-Mar-03	30-Sep-04		30-Jun-04	
<b>CAL 4143 4331 Honduras</b>	31-Mar-03		31-Mar-03	30-Sep-04		30-Jun-04	
<b>CAL 4224 New Pico I</b>	31-Mar-03		31-Mar-03	30-Sep-04		30-Jun-04	
<b>CAL 4226 New Pico II</b>	31-Mar-03		31-Mar-03	30-Sep-04		30-Jun-04	

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

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

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

**CGP 501-00**

HA Name		Comprehensive Grant		FFY of Grant Approval	
Housing Authority of the City of Los Angeles		CA16P004-501-00		2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 6/01/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvements	1,801,042	1,844,201	1,844,201	1,844,201
4	1410 Administration	2,376,660	2,376,660	2,376,660	2,376,660
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees & Costs	2,212,342	2,227,189	2,227,189	2,227,189
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,255,173	1,124,881	1,124,881	1,124,881
10	1460 Dwelling Structures	13,154,385	13,226,671	13,226,671	13,226,671
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	70,501	70,501	70,501	70,501
13	1475 Nondwelling Equipment	67,611	67,611	67,611	67,611
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1495.1 Relocation Costs	2,828,887	2,828,887	2,828,887	2,828,887
17	1498 Mod Used for Development	0	0	0	0
18	1502 Contingency (may not exceed 8% of line 16)	0	0	0	0
19	Amount of Annual Grant (Sum of lines 2-18)	<b>23,766,601</b>	<b>23,766,601</b>	<b>23,766,601</b>	<b>23,766,601</b>
20	Amount of line 19 Related to LBP Activities	565,165			
21	Amount of line 19 Related to Section 504 Compliance	53,557			
22	Amount of line 19 Related to Security	1,615,489			
23	Amount of line 19 Related to Energy Conservation Measures	502,817			

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/01/07**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL-4001 Ramona Gardens</b>	Repair Walkways/Gutters	1450	As needed	<b>4,748,382</b> 12,684	<b>4,713,787</b> 12,684	<b>4,713,787</b> 12,684	<b>4,713,787</b> 12,684	Completed - Kumbaya (Force Account)
	Repair Concrete Parking Lots	1450	As needed	0	15,215	15,215	15,215	Completed - Central Shops
	Repair Concrete Parking Lots	1460	As needed	17,749	2,534	2,534	2,534	Completed - Kumbaya (FA)
	Emergency Electrical Upgrade	1460	100%	4,700,000	4,665,405	4,665,405	4,665,405	Completed - Kumbaya (FA)
	Retaining Walls	1460	100%	14,843	14,843	14,843	14,843	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	3,106	3,106	3,106	3,106	Completed - Kumbaya (FA)
<b>Cal 4003 Pueblo Del Rio</b>	<b>Emergency</b> Fire Job - Unit #356	1460	1	<b>53,534</b> 53,534	<b>53,534</b> 53,534	<b>53,534</b> 53,534	<b>53,534</b> 53,534	Completed - Kumbaya (FA)
<b>CAL 4004 Rancho San Pedro</b>	<b>Emergency</b> Fire Job - Unit #232	1460	1	<b>957,902</b> 2,880	<b>1,182,139</b> 2,880	<b>1,182,139</b> 2,880	<b>1,182,139</b> 2,880	Completed - Kumbaya (FA)
	Install Security Windows and Doors (Balance from 710)	1460	1	935,000	1,159,237	1,159,237	1,159,237	Completed - Kumbaya (FA)
	Replace Block Wall	1450	1	6,795	6,795	6,795	6,795	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	2,227	2,227	2,227	2,227	Completed - Kumbaya (FA)
	Landscaping	1450	1	11,000	11,000	11,000	11,000	Completed - Kumbaya (FA)
<b>Cal 4005 Aliso Village</b>	<b>Emergency</b> Lead-based paint (LBP) In-Place Management & exterior painting of management building	1470	100%	<b>68,101</b> 68,101	<b>68,101</b> 68,101	<b>68,101</b> 68,101	<b>68,101</b> 68,101	Completed - Kumbaya (FA)

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/01/07**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4006</b> <b>William</b> <b>Mead</b>	<b>Emergency</b> Fire Job - Unit #344 Fire Job, Unit #117 Fire Job, Unit #137 Site mitigation activities associated with contaminated soil Roofing of buildings Landscaping Sod & Hydroseed Playground Refurbishment	1460 1460 1460 1450 1460 1450 1450 1450	1 1 1 As 10 Bldgs. 1 1 1	9,253 8,949 15,925 832 349,376 16,702 1,931 17,058	9,253 8,949 15,925 832 349,376 16,702 1,931 17,058	9,253 8,949 15,925 832 349,376 16,702 1,931 17,058	9,253 8,949 15,925 832 349,376 16,702 1,931 17,058	Completed - Kumbaya (FA) Completed - Kumbaya (FA) Completed - Kumbaya (FA) Complete - Kumbaya (FA) Completed - Outside Contractor Completed - Kumbaya (FA) Completed - Kumbaya (FA) Completed - Kumbaya (FA)
<b>CAL 4007</b> <b>Estrada</b> <b>Courts</b>	Replace Concrete walkways LBP In-Place Management Playground Refurbishment Landscaping	1450 1460 1450 1450	As 100% 1 1	27,644 502,925 747 9,879	27,644 502,925 747 9,879	27,644 502,925 747 9,879	27,644 502,925 747 9,879	Completed - Kumbaya (FA) Completed - Kumbaya (FA) Completed - Kumbaya (FA) Completed - Kumbaya (FA)
<b>CAL 4008</b> <b>Rose Hill</b> <b>Courts</b>	Termite Damage Assess & Fumigation Restore Building after Destructive Testing for structural damage Refinish Hardwood Floors Landscape Erosion Playground Refurbishment	1460 1460 1460 1450 1450	1 Bldg. 1 Bldg. 100% As 1	54,425 587,709 50,101 62,113 385	54,425 587,709 50,101 62,113 385	54,425 587,709 50,101 62,113 385	54,425 587,709 50,101 62,113 385	Completed - Kumbaya (FA) Completed - Kumbaya (FA)

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/01/07**

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4009 Avalon Gardens</b>	<b>Emergency</b> Fire Job - Unit #22 Fire Job - Unit #23 Fire Job - Unit #163 & 164  Playground Refurbishment	 1460 1460 1460  1450	 1 1 1  1	<b>151,194</b> 28,350 79,033 42,312  1,499	<b>101,781</b> 28,350 39,664 32,268  1,499	<b>101,781</b> 28,350 39,664 32,268  1,499	<b>101,781</b> 28,350 39,664 32,268  1,499	Completed - Kumbaya (FA) Completed - Kumbaya (FA) Completed - Kumbaya (FA)  Completed - Kumbaya (FA)
<b>CAL 4010 Hacienda Village</b>	Mildew Abatement Mildew Abatement - Install Roof Ventilation Playground Refurbishment Landscaping	1450 1460  1450 1450	100% 100%  100% 1	<b>124,353</b> 6,560 95,000  5,278 17,515	<b>143,811</b> 6,560 114,458  5,278 17,515	<b>143,811</b> 6,560 114,458  5,278 17,515	<b>143,811</b> 6,560 114,458  5,278 17,515	Completed - Kumbaya (FA) Completed - Kumbaya (FA)  Completed - Kumbaya (FA) Completed - Kumbaya (FA)
<b>CAL 4013 Nickerson Gardens</b>	Roofing and Insulation Replace Kitchen Countertops Expansion of Storage Untis <b>Emergency</b> Fire Job - Unit #211 <b>Other work items</b> Playground Refurbishment	1460 1460 1470  1460  1450	50 Bldgs 0% 100%  1  1	<b>1,241,635</b> 1,192,343 0 2,400  26,751 20,141	<b>1,242,732</b> 1,192,343 1,097 2,400  26,751 20,141	<b>1,242,732</b> 1,192,343 1,097 2,400  26,751 20,141	<b>1,242,732</b> 1,192,343 1,097 2,400  26,751 20,141	Completed - Outside Contractor Moved under full fungibility. Completed - Kumbaya (FA)  Completed - Kumbaya (FA) Completed - Kumbaya (FA)
<b>CAL 4015 Pueblo del Rio</b>	<b>Comp. Mod Phase IV</b> Cabinetry and Casework Concrete Structures Doors & Windows Electrical	1460 1460 1460 1460	45 Units	<b>2,238,934</b> <b>2,181,000</b> 172,887 34,700 152,810 263,799	<b>2,234,486</b> <b>2,204,863</b> 174,658 36,418 154,572 265,785	<b>2,234,486</b> <b>2,204,863</b> 174,658 36,418 154,572 265,785	<b>2,234,485</b> <b>2,204,862</b> 174,657 36,417 154,572 265,784	Completed - Kumbaya (FA) Completed - Kumbaya (FA) Completed - Kumbaya (FA) Completed - Kumbaya (FA)

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/01/07**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of the City of Los Angeles		Capital Fund Program Grant No: CA16P004-501-00 Replacement Housing Factor Grant No:				2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Finishes	1460		410,358	412,218	412,218	412,218	Completed - Kumbaya (FA)
	General Conditions	1460		213,770	215,183	215,183	215,183	Completed - Kumbaya (FA)
	Masonry	1460		2,325	4,030	4,030	4,030	Completed - Kumbaya (FA)
	Metals	1460		57,878	60,234	60,234	60,234	Completed - Kumbaya (FA)
	Plumbing	1460		252,794	253,331	253,331	253,331	Completed - Kumbaya (FA)
	Range hoods/specialties	1460		11,051	12,759	12,759	12,759	Completed - Kumbaya (FA)
	Sitework (other than water/sewer)	1450		180,040	181,812	181,812	181,812	Completed - Kumbaya (FA)
	Thermal/moisture protection	1460		20,746	22,459	22,459	22,459	Completed - Kumbaya (FA)
	Water/Sewer distribution	1450		174,564	176,334	176,334	176,334	Completed - Kumbaya (FA)
	Wood & Plastic	1460		233,278	235,071	235,071	235,071	Completed - Kumbaya (FA)
	Asbestos Abatement	1460	As needed	55,000	26,689	26,689	26,689	Completed - Outside Contract
	Playground Refurbishment	1450	1	2,934	2,934	2,934	2,934	Completed - Kumbaya (FA)
<b>CAL 4016 Jordan Downs</b>	<b>Emergency</b>			<b>701,247</b>	<b>537,029</b>	<b>537,029</b>	<b>537,029</b>	
	Fire Job - Unit #89	1460	1	45,369	45,369	45,369	45,369	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	4,378	4,378	4,378	4,378	Completed - Kumbaya (FA)
	Landscaping	1450	1	24,500	24,500	24,500	24,500	Completed - Kumbaya (FA)
	Roofing, Phase I	1460	35 bldgs	627,000	462,782	462,782	462,782	Completed - Outside Contract
<b>CAL 4017 Rancho San Pedro</b>				<b>201,992</b>	<b>173,324</b>	<b>173,324</b>	<b>173,324</b>	
	Playground Refurbishment	1450	1	1,992	1,992	1,992	1,992	Completed - Kumbaya (FA)
	Streetscape Enhancement	1450	1	200,000	171,332	171,332	171,332	Completed - Kumbaya (FA). Other portions of job in later grants.
<b>CAL 4019 Imperial</b>				<b>266,821</b>	<b>266,851</b>	<b>266,851</b>	<b>266,851</b>	
	Replace Chain Link Fence	1450	1	10,441	10,441	10,441	10,441	Completed - Kumbaya (FA)

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/01/07**

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>Courts</b>	Playground Refurbishment	1450	1	63,068	63,068	63,068	63,068	Completed - Kumbaya (FA)
	Install Retaining Wall	1460	1	75,411	75,411	75,411	75,411	Completed - Kumbaya (FA)
<b>CAL 4020 Estrada Extension</b>	Baseball Field Installation	1450	1	53,335	53,365	53,365	53,365	Completed - Kumbaya (FA)
	Pruning & removal of trees	1450	As Needed	24,880	24,880	24,880	24,880	Completed - Kumbaya (FA)
	<b>Emergency</b> Fire Job - Unit #346 & 466	1460	2 Units	39,686	39,686	39,686	39,686	Completed - Kumbaya (FA)
				<b>79,315</b>	<b>79,315</b>	<b>79,315</b>	<b>79,315</b>	
	Asbestos Removal	1460	17 units	69,589	69,589	69,589	69,589	Completed - Outside Contractor
<b>CAL 4021 Mar Vista Gardens</b>	Playground Refurbishment	1450	1	9,726	9,726	9,726	9,726	Completed - Kumbaya (FA)
				<b>1,012,786</b>	<b>856,824</b>	<b>856,824</b>	<b>856,824</b>	
	Cement & Gutter Repairs	1450	As	82,403	82,403	82,403	82,403	Completed - Kumbaya (FA)
	Replace kitchen countertops	1460	As	642,960	557,910	557,910	557,910	Completed - Kumbaya (FA)
	Pruning & removal of trees	1450	1	33,017	33,017	33,017	33,017	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	4,406	4,406	4,406	4,406	Completed - Kumbaya (FA)
	Replace bathroom floors	1460	As needed	250,000	179,088	179,088	179,088	Completed - Kumbaya (FA)
<b>CAL 4022 San Fernando Gardens</b>				<b>123,297</b>	<b>78,297</b>	<b>78,297</b>	<b>78,297</b>	
	<b>Emergency</b> Fire Unit #279	1460	1	14,287	14,287	14,287	14,287	Completed - Kumbaya (FA)
	Asbestos removal Ph III	1460	1	42,393	42,393	42,393	42,393	Completed - Outside Contract
	Replace Block Walls	1460	As needed	2,123	2,123	2,123	2,123	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	17,794	17,794	17,794	17,794	Completed - Kumbaya (FA)
	Install Basketball Courts - Site Preparation	1450	0	45,000	0	0	0	Work funded by City grant. Completed by Kumbaya (FA)

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/01/07**

<b>PHA Name:</b> Housing Authority of the City of Los Angeles		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P004-501-00 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>  <b>2000</b>			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Landscaping	1450	1	1,700	1,700	1,700	1,700	Completed - Kumbaya (FA)

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/01/07**

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4024</b> Dana Strand	Playground Refurbishment	1450	1	<b>6,147</b> 6,147	<b>6,147</b> 6,147	<b>6,147</b> 6,147	<b>6,147</b> 6,147	Completed by Kumbaya (FA)
<b>CAL 4026</b> Independent Square	Landscaping	1450	1	<b>556,683</b> 1,207	<b>737,898</b> 1,207	<b>737,898</b> 1,207	<b>737,898</b> 1,207	Completed by Kumbaya (FA)
	Replace corroded staircase	1460	100%	16,900	16,900	16,900	16,900	Completed by Kumbaya (FA)
	Upgrade Plumbing & Install showers	1460	1 Bldg.	0	158,468	158,468	158,468	Added under full fungibility.
	Install Fire Doors	1460		538,576	561,323	561,323	561,323	Completed - Outside Contract
<b>CAL 4028</b> 609 California	<b>Emergency</b> Termite Fumigation	1460	1 Bldg.	<b>85,111</b> 14,900	<b>85,111</b> 14,900	<b>85,111</b> 14,900	<b>85,111</b> 14,900	Completed
	Roofing	1460	1 Bldg.	65,761	65,761	65,761	65,761	Completed
	Pruning & Tree Removal	1450	As Needed	4,450	4,450	4,450	4,450	Completed - Kumbaya (FA)
<b>CAL 4029</b> Gibson Manor HACLA 429	<b>Non-Routine Maintenance</b> Replace damaged concrete	1450	As needed	<b>80,982</b> 3,757	<b>80,982</b> 3,757	<b>80,982</b> 3,757	<b>80,982</b> 3,757	Completed - Kumbaya (FA)
	Re-roofing	1460	1 Bldg.	77,225	77,225	77,225	77,225	Completed
<b>CAL 4048</b> Yosemite Apts HACLA 448	<b>Non-Routine Maintenance</b> Mildew abatement	1460	1	<b>27,164</b> 24,764	<b>27,164</b> 24,764	<b>27,164</b> 24,764	<b>27,164</b> 24,764	Completed
	Landscape/Shrubs	1450	As Needed	2,400	2,400	2,400	2,400	Completed by Kumbaya (FA)

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/01/07**

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4060</b> Partridge Street HACLA 460	<b>Non-Routine Maintenance</b> Landscape/Shrubs	1450	1	<b>3,527</b> 3,527	<b>3,527</b> 3,527	<b>3,527</b> 3,527	<b>3,527</b> 3,527	Completed - Kumbaya (FA)
<b>CAL 4063</b> 11218 Emelita St. HACLA 462	<b>Non-Routine Maintenance</b> Replacement of Fencing	1460	1	<b>5,037</b> 1,037	<b>3,299</b> 1,037	<b>3,299</b> 1,037	<b>3,299</b> 1,037	Completed - Kumbaya (FA)
	Security Lighting	1460	1	4,000	2,262	2,262	2,262	Completed - Kumbaya (FA)
<b>CAL 4144</b> 3206 Naomi HACLA 487	<b>Non-Routine Maintenance</b> Replace Fencing	1460	1	<b>25,056</b> 25,056	<b>25,056</b> 25,056	<b>25,056</b> 25,056	<b>25,056</b> 25,056	Completed - Kumbaya (FA)
<b>CAL 4039</b> 1100 E 112th Street HACLA 489	<b>Non-Routine Maintenance</b> Replace Fencing	1460	1	<b>3,250</b> 3,250	<b>3,250</b> 3,250	<b>3,250</b> 3,250	<b>3,250</b> 3,250	Completed - Kumbaya (FA)
<b>CAL 4074</b> 216 E. 87th Street HACLA 494	<b>Non-Routine Maintenance</b> Replacement of Fencing	1460	1	<b>1,655</b> 1,655	<b>1,655</b> 1,655	<b>1,655</b> 1,655	<b>1,655</b> 1,655	Completed by Kumbaya (FA)

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/01/07**

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL-4XX</b>	<b>PHA-Wide Construction Items</b>							
<b>CAL-4XX</b>	<b>Authority Wide Administrative Costs</b> Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Data Program Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)  <b>Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study):</b> Executive General Services Planning Finance/Budget Human Resources MIS	1410		<b>1,473,280</b>	<b>1,473,280</b>	<b>1,473,280</b>	<b>1,473,280</b>	Complete
		1410						

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/01/07**

<b>PHA Name:</b> Housing Authority of the City of Los Angeles		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P004-501-00 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>  <b>2000</b>			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<b>B. Fringe Benefits</b>	1410		<b>570,560</b>	<b>570,560</b>	<b>570,560</b>	<b>570,560</b>	Complete

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/01/07**

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<b>C. Other Eligible Admin.</b> Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	1410		<b>332,820</b>	<b>332,820</b>	<b>332,820</b>	<b>332,820</b>	Complete
CAL-4XX	<b>Authority Wide A/E Fund</b>	1430.1		<b>879,000</b>	<b>910,211</b>	<b>910,211</b>	<b>910,211</b>	Completed.
CAL-4XX	<b>Authority Wide CGP Planning Costs</b>	1430.19		<b>1,540</b>	<b>2,364</b>	<b>2,364</b>	<b>2,364</b>	Completed.
CAL-4XX	<b>Authority Wide Environmental Consulting Costs:</b>	1430.2		<b>934,802</b>	<b>772,756</b>	<b>772,756</b>	<b>772,756</b>	Completed.
CAL-4XX	<b>Authority Wide Inspection Costs</b>	1430.7		<b>397,000</b>	<b>541,857</b>	<b>541,857</b>	<b>541,857</b>	Completed.
CAL-4XX	<b>Authority Wide Dwelling and Nondwelling Equipment Costs Maintenance Equipment</b>	1475		<b>67,611</b>	<b>67,611</b>	<b>67,611</b>	<b>67,611</b>	Complete.
CAL-4XX	<b>Authority Wide Relocation Fund</b>	1495.1		<b>2,828,887</b>	<b>2,828,887</b>	<b>2,828,887</b>	<b>2,828,887</b>	Complete.
CAL-4XX	<b>Authority Wide Contingency</b>	1502		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
CAL-4XX	<b>Authority Wide Rehab for scattered sites</b>	1460	As needed	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	Reprogrammed.
CAL-4XX	<b>Authority Wide Emergency concrete work</b>	1460	As needed	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	Reprogrammed.

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/01/07**

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	<b>Authority Wide Playground Refurb and landscaping</b>	1450	As needed	0	0	0	0	Costs shown in specific locations.
CAL-4XX	<b>Authority Wide Management Improvements</b>	<b>1408</b>		<b>1,801,041</b>	<b>1,844,201</b>	<b>1,844,201</b>	<b>1,844,201</b>	Complete.
	<b>a. Resident Relations Administration</b>	1408		148,560	148,560	148,560	148,560	
	Coordination of services, programs, admin & operations Provides administrative services including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.							
	<b>b. Resident Patrol</b>	1408		164,995	164,995	164,995	164,995	Complete.
	Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.							

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/01/07**

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<b>c. Resident Leadership Training</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections	1408		211,909	211,909	211,909	211,909	Complete.
	<b>d. Resident Community Liaison</b> Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		547,992	589,639	589,639	589,639	Complete.
	<b>e. Senior Activities</b> Coordinates multi-cultural social, inter-generation, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist Senior clubs with fundraising, organization and event planning.	1408		26,819	26,819	26,819	26,819	Completed

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/01/07**

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<b>f. Youth Sports</b> Encourages youth participating in vocational, educational, recreational and cultural programs available to youth. Coordinates transportation for events. Develop Housing Authority sports leagues and tournaments. Design and implement programs to deter youth gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth Councils including fundraising and event planning.	1408		93,319	93,319	93,319	93,319	Complete.
	<b>g. HARAC</b>	1408		0	0	0	0	Reprogrammed
	<b>h. Jobs Plus</b>	1408		43,339	43,339	43,339	43,339	Completed.
	<b>i. Computer Learning Center</b>	1408		92,521	92,521	92,521	92,521	Complete.
	<b>j. Subscription to HTVN</b>	1408		8,055	8,055	8,055	8,055	Complete.
	<b>k. Employee Training - Career &amp; Professional Development</b>  To increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs	1408		178,623	178,782	178,782	178,782	Complete.

**Part II: Supporting Pages**

Office of Public and Indian Housing

**CFP - 711 Ann. P&E through  
6/01/07**

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<b>I. Resident Training for Sect. 3 opportunities.</b>	1408		61,064	62,264	62,264	62,264	Complete.
	<b>m. Resident &amp; community Services.</b> Provides resident youth with tutorial services, and other gang prevention programs conducted during after school hours. Activities are offered at 3 developments servicing 82 children ages 7 to 13 years.	1408		223,845	223,999	223,999	223,999	Complete.
	<b>Grand Fund Total</b>			<b><u>23,766,600</u></b>	<b><u>23,766,601</u></b>	<b><u>23,766,601</u></b>	<b><u>23,766,601</u></b>	

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

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

**CFP - 711 Ann. P&E through 6/01/07**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-00 Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2000</b>
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
<b>CAL 4-01 Ramona Gardens</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-03	
<b>CAL 4-03 Pueblo del Rio</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-01	
<b>CAL 4-04 Rancho San Pedro</b>	31-Mar-02		30-Jun-01	30-Sep-02		30-Jun-03	
<b>CAL 4-05 Aliso Village</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-02	
<b>CAL 4-06 William Mead</b>	31-Mar-02		31-Mar-02	30-Sep-02		31-Dec-02	
<b>CAL 4-07 Estrada Courts</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-03	
<b>CAL 4-08 Rose Hill Courts</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
<b>CAL 4-09 Avalon Gardens</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
<b>CAL 4-10 Hacienda Village</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-03	
<b>CAL 4-13</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	

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

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

**CFP - 711 Ann. P&E through 6/01/07**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-00 Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2000</b>	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)	
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)		
<b>Nickerson Gardens</b>								
<b>CAL 4-15 Pueblo del Rio Ext.</b>	31-Mar-02		30-Jun-01	30-Sep-02	30-Sep-03	30-Sep-03	Asbestos Work Scheduled in Conjunction with Comp. Mod.	
<b>CAL 4-16 Jordan Downs</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02		
<b>CAL 4-17 Rancho San Pedro</b>	31-Mar-03		31-Mar-03	30-Sep-03		30-Sep-03		
<b>CAL 4-19 Imperial Courts</b>	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02		
<b>CAL 4-20 Estrada Courts Ext.</b>	31-Mar-02		30-Jun-01	30-Sep-02	30-Sep-03	30-Sep-03	Asbestos Work Scheduled in Conjunction with Comp. Mod.	
<b>CAL 4-21 Mar Vista Gardens</b>	31-Mar-03		31-Mar-03	30-Sep-03		30-Sep-03		
<b>CAL 4-22 San Fernando Gardens</b>	31-Mar-02		30-Jun-01	30-Sep-02	30-Sep-03	30-Sep-03	Asbestos Work Scheduled in Conjunction with Comp. Mod.	
<b>CAL 4-24 Dana Strand</b>	31-Mar-03		31-Mar-03	30-Jun-03		30-Jun-03		

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

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

**CFP - 711 Ann. P&E through 6/01/07**

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-00 Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2000</b>
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4-26 Independent Square HUD 4-026	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	Item added in 2003
CAL 4-28 609 California	31-Mar-02		31-Mar-02	31-Dec-02		30-Sep-03	
CAL 4-29 Gibson Manor	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
CAL 4-48 Yosemite Apts HUD 4-048	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-03	
CAL 4-60 Partridge Street HUD 4-060	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
CAL 4-62 11218 Emelita St. HUD 4-063	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
CAL 4-87 3206 Naomi HUD 4-144	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
CAL 4-89 1100 E 112th HUD 4-039	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
CAL 4-94	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	

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

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

**CFP - 711 Ann. P&E through 6/01/07**

<b>PHA Name:</b> Housing Authority of the City of Los Angeles		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P004-501-00 Replacement Housing Factor Grant No:					<b>Federal FY of Grant:</b> 2000	
<b>Development Number/Name HA-Wide Activities</b>	<b>All Funds Obligated (Quarter Ending Date)</b>			<b>All Funds Expended (Quarter Ending Date)</b>			<b>Reasons for Revised Target Dates (2)</b>	
	<b>Original</b>	<b>Revised (1)</b>	<b>Actual (2)</b>	<b>Original</b>	<b>Revised (1)</b>	<b>Actual (2)</b>		
216 E. 87th								

# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-502-06	<b>Federal FY of Grant:</b> <b>2006</b>
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**Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )**  
**Performance and Evaluation Report for Period Ending: 06/01/07 Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,803,738		0	0
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<b><u>1,803,738</u></b>		<b><u>0</u></b>	<b><u>0</u></b>
	Amount of line __ Related to LBP Activities				
	Amount of line __ Related to Section 504 compliance				
	Amount of line __ Related to Security –Soft Costs				
	Amount of Line __ related to Security-- Hard Costs				
	Amount of line __ Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				







# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-502-05	<b>Federal FY of Grant:</b> <b>2005</b>
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**Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )**  
**Performance and Evaluation Report for Period Ending: 06/01/07 Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	688,217		540,502	0
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<u>688,217</u>		<u>540,502</u>	<u>0</u>
	Amount of line __ Related to LBP Activities				
	Amount of line __ Related to Section 504 compliance				
	Amount of line __ Related to Security –Soft Costs				
	Amount of Line __ related to Security-- Hard Costs				
	Amount of line __ Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				









# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-502-04	<b>Federal FY of Grant:</b> 2004
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**Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )**  
**Performance and Evaluation Report for Period Ending: 6/01/07 Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,777,928		1,777,928	1,170,205
19	1502 Contingency				
	<b>Amount of Annual Grant: (sum of lines...)</b>	<b>1,177,928</b>		<b>1,777,928</b>	<b>1,170,205</b>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Call to Action Expenses on Debt Service				







# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-502-03	<b>Federal FY of Grant:</b> 2003
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**Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: ) Original Statement Revised for Actual Amount Performance and Evaluation Report for Period Ending: 06/01/07 Final Performance and Evaluation Report**

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-502-03	Federal FY of Grant: <b>2003</b>
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Development Number ame/HA-Wid Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Acquisition of Existing Rental Housing Units for conversion to new Public Housing	Replacement Reserve Funds from Replacement Housing Factor for FFY 2003.  Modified and Revised RHF Plan submitted to local HUD office on April 4, 2006 and APPROVED on April 19, 2006.  Revised plan identifies the use of these funds, in conjunction with \$1,689,032 in funds from RHF Grant No. CA16-R004502-04 and \$629,398 in funds from RHF Grant CA16-R004502-05, for the acquisition and rehabilitation of existing rental property located at 461 West 87 <sup>th</sup> Street. These RHF funds will be combined with Section 8 Administrative Reserve funds of \$\$1,836,723 to acquire an existing apartment building and convert it into new public housing.	1490		1,209,795		1,209,795	1,209,795	
	<b>GRAND TOTAL</b>			<b><u>1,209,795</u></b>		<b><u>1,209,795</u></b>	<b><u>1,209,795</u></b>	



# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-02	<b>Federal FY of Grant:</b> 2002
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**Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: ) Original Statement Revised for Actual Amount Performance and Evaluation Report for Period Ending: 06/01/07 Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	2,717,676		2,717,676	2,383,140
19	1502 Contingency				
	<b>Amount of Annual Grant: (sum of lines...)</b>	<b>2,717,676</b>		<b>2,717,676</b>	<b>2,383,140</b>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Call Center/Institution Expenses on Debt Service				

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-02	Federal FY of Grant: <b>2002</b>
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Development Number ame/HA-Wid Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Dana Strand Phase II, Mixed-Finance Redevelopment	<p>Replacement Reserve Funds from Replacement Housing Factor for FFY 2002.</p> <p>Modified and Revised RHF Plan submitted to local HUD office on April 4, 2006 and APPROVED on April 12, 2006</p> <p>Plan calls for use of these funds, in conjunction with RHF grants CA16R004-501-01 and CA16R004-501-03, for the mixed-finance redevelopment of Dana Strand Phase II. RHF funds of \$5,039,337 will be combined with Public Housing Development Grant funds of \$1,690,421 and Low-Income Housing Tax Credits, HUD Section 202 grant funds and conventional loans for the mixed-finance redevelopment of Dana Strand Phase II.</p>	1490		2,717,676		2,717,676	2,383,676	
	<b>GRAND TOTAL</b>			<b><u>2,717,676</u></b>		<b><u>2,717,676</u></b>	<b><u>2,383,140</u></b>	



# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-01	<b>Federal FY of Grant:</b> 2001
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**Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )**  
**Performance and Evaluation Report for Period Ending: 06/01/07 Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	2,292,715		2,292,715	1,248,740
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	<b>Amount of Annual Grant: (sum of lines...)</b>	<b>2,292,715</b>		<b>2,292,715</b>	<b>1,248,740</b>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Call to Action Expenses on Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-01	Federal FY of Grant: <b>2001</b>
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Development Number ame/HA-Wid Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Dana Strand Phase II, Mixed-Finance Redevelopment	<p>Replacement Reserve Funds from Replacement Housing Factor for FFY 2001.</p> <p>Modified and Revised RHF Plan submitted to local HUD office on April 4, 2006 and APPROVED on April 12, 2006.</p> <p>Plan calls for use of \$1,295,396 of these funds, in conjunction with RHF grants CA16R004-501-02 and CA16R004-501-03, for the mixed-finance redevelopment of Dana Strand Phase II. RHF funds of \$5,039,337 will be combined with Public Housing Development Grant funds of \$1,690,421 and Low-Income Housing Tax Credits, HUD Section 202 grant funds and conventional loans for the mixed-finance redevelopment of Dana Strand Phase II.</p>	1490		1,295,396		1,295,396	1,248,740	

Acquisition of Existing Rental Housing Units for conversion to new Public Housing	Plan calls for use of \$997,319 of these funds, in conjunction with RHF grants CA16P004-709-99, C A 1 6 R 0 0 4 - 5 0 1 - 9 9 , CA16R004-501-00, and \$249,186 from CA16R004-501-04 for the acquisition of existing rental property located at 6420 Lankershim Blvd. RHF funds of \$3,994,922 will be combined with Section 8 Administrative Reserve funds of \$4,580,381 to acquire a 64 unit 0-bedroom apartment building and convert it into 28 one-bedroom and 2 two-bedroom senior housing dwelling units.	1490		997,319		997,319	0	
	<b>GRAND TOTAL</b>			<u><b>2,292,715</b></u>		<u><b>2,292,715</b></u>	<u><b>1,248,740</b></u>	



# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-00	<b>Federal FY of Grant:</b> 2000
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**Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )**  
**Performance and Evaluation Report for Period Ending: 06/01/07 Final Performance and Evaluation Report**

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-00	Federal FY of Grant: <b>2000</b>
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Development Number ame/HA-Wid Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Acquisition of Existing Rental Housing Units for conversion to new Public Housing	<p>Development Activity Funds from Replacement Housing Factor for FFY 2000.</p> <p>Modified and Revised RHF Plan submitted to local HUD office on April 4, 2006 and APPROVED on April 12, 2006.</p> <p>Plan calls for use of these funds, in conjunction with RHF grants C A 1 6 P 0 0 4 - 7 0 9 - 9 9 , CA16R004-501-99, \$997,319 from CA16R004-501-01 and \$249,186 from CA16R004-501-04 for the acquisition of existing rental property located at 6420 Lankershim Blvd. RHF funds of \$3,994,922 will be combined with Section 8 Administrative Reserve funds of \$4,580,381 to acquire a 64 unit 0-bedroom apartment building and convert it into 28 one-bedroom and 2 two-bedroom senior housing dwelling units.</p>	1499		1,236,088		1,236,088	0	
	<b>GRAND TOTAL</b>			<b><u>1,236,088</u></b>		<b><u>1,236,088</u></b>	<b><u>0</u></b>	





# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16P004-709-99	<b>Federal FY of Grant:</b> 1999
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**Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )**  
**Performance and Evaluation Report for Period Ending: 06/01/07 Final Performance and Evaluation Report**

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





HOUSING AUTHORITY  
OF THE  
CITY OF LOS ANGELES

YEAR 2008 AGENCY PLAN

FINAL

RESPONSE TO COMMENTS

SEPTEMBER 28, 2007

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### AGENCY PLAN RESPONSE TO COMMENTS RECEIVED

#### *NOTICE TO RESIDENTS AND PROGRAM PARTICIPANTS*

September 28, 2007

Dear Residents and Program Participants:

The Housing Authority of the City of Los Angeles (HACLA) is pleased to respond to comments received on the HACLA's Fiscal Year 2008 Draft Agency Plan. The Agency Plan Resident Advisory Boards, residents and Section 8 program participants, and interested parties have submitted comments to the Draft Agency Plan. The Housing Authority is committed to responding and addressing all the issues raised by these comments. Copies of these responses will be distributed to 20 different Housing Authority sites and offices throughout Los Angeles and will also be made available to interested parties and members of the public who request them.

#### BACKGROUND

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

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

#### COMMENTS ON THE HACLA DRAFT AGENCY PLAN

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

##### *Written Comments*

Written comments on the Draft Agency Plan were received at many of the public housing site meetings, regional Section 8 meetings and from attendees of the August 22, 2007 Public Hearing.

### *Oral Comments*

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

- 1 June 5, 2007 – July 3, 2007: 20 resident meetings at public housing sites.
- 2 June 4, 2007 – June 28, 2007: 4 regional Section 8 meetings
- 3 August 22, 2007: Board of Commissioners Public Hearing.

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

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

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

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

available for review and inspection, and that a public hearing will take place on the plan, and the date, time, and location of the hearing.”

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

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

#### THE HOUSING AUTHORITY AGENCY PLAN PUBLIC PROCESS

*The Housing Authority has made the Agency Plan submission/approval process a public process. The HACLA has a history of going beyond the letter of the law for resident participation requirements. The public process for the Agency Plan began June 2007 and continues into October 2007. The events, communications and activities relevant to the Housing Authority’s Agency Plan public process include:*

- 1 Translated the Draft Agency Plan into Spanish.
  - 2 Made copies of the Draft Agency Plan available at 20 sites, including the Conventional public housing development offices, Section 8 and Property Management offices, the Application Center, Community Service Centers, and the Authority’s Central office.
  - 3 Provided the Draft Agency Plan to Section 8 JANE members who request it in July & August meetings.
  - 4 Published Notices concerning the Draft Agency Plan and the Public Hearing in eight newspapers: Los Angeles Times, Los Angeles Watts Times, La Opinion, Chinese Daily News, Los Angeles Daily Journal, Los Angeles Sentinel, and the Korea Times. Notices were published on July 6, 2007.
- 1 Included in August rent statement was a flyer to the residents of the conventional sites announcing the availability of the Plan for review and the date of the Public

Hearing.

- 2 Assembled documentation relevant to the non-required sections of the Agency Plan and made it available for public inspection at HACLA headquarters beginning July 6, 2007.
- 3 The Housing Authority Board of Commissioners conducted a Public Hearing regarding the Draft Agency Plan on August 22, 2007. The Public Hearing was attended by 70 residents, Section 8 participants, advocates, and other interested persons. The Public Hearing was not adjourned until everyone present who wished to make comments had the opportunity to speak.
- 4 There were language interpretation services available for Spanish, Korean, Vietnamese, Russian, Cambodian, and Armenian speaking Public Hearing attendees as well as for those who required American Sign Language.
- 1 The Housing Authority considered all comments, not just those from the Public Hearing and the Resident Advisory Board, in drafting the Final Agency Plan.

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

## **DISCUSSION OF COMMENTS**

During meetings held at each of the developments and senior sites, present at the meetings were the manager and Maintenance Supervisor for the site. Issues related to the Capital Fund program are included in this discussion of comments. Comments relating to everyday maintenance issues were forwarded to the Manager and Maintenance Supervisor of the site either to be addressed during the meeting or to follow up with the resident's concerns. Ordinary maintenance issues are not included in this discussion.

If residents feel that their site is not being maintained properly, if trash is not picked up, or common areas are not kept up, they need to make sure that their manager is aware of this. If they do not see any improvements in a reasonable time (1 week from reporting), they should contact the Assistant Director of Housing Management. If s/he is unavailable to contact the Director of Housing Management both the Assistant Director and Director may be reached at:  
(213) 252-1820.

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

## MISCELLANEOUS

### CONVERSION OF SENIOR SITES

Many questions were received regarding conversion activities and the rights of the residents. Since the Agency Plan presentations, the Authority proposes to submit applications for the disposition of various public housing properties where by doing so, the viability of the properties as affordable housing or the viability of other properties within HACLA's inventory can be enhanced, or redevelopment goals including one-for-one replacement of public housing can be furthered. Assuming the applications are approved, title for these properties will be transferred to one of HACLA's non-profit instrumentalities. The primary concern of the residents of the impacted sites dealt with relocation and their rent. Once they understood that they could remain in place and will continue to receive rental assistance, and that the additional funds that could be accessed will improve the property, they were supportive of the proposed action.

### PETS

Many comments were received concerning unauthorized dogs and cats, including the nuisance they create.

*In accordance with the HACLA pet policy, only senior and disabled residents are allowed to own dogs or cats at HACLA properties. Unauthorized dogs are an issue of great concern to the HACLA, especially if aggressive dogs are brought into the developments. In addressing this problem, it is important for residents to assist in identifying to the HACLA those units where non-authorized dogs are being housed. The HACLA will continue to work with the residents and the city's animal control to pick-up stray dogs on the property.*

*Failure by an owner of a pet to pick up after it is a lease violation as well as dogs barking at night or having an unauthorized pet. All such incidents should be reported immediately to the management staff for proper corrective action. HACLA believes in doing everything it can to provide a safe and enjoyable environment in all of our developments for all of our residents.*

### BIRDS

*The HACLA understands the problems that pigeons create at sites, especially to balconies. At one point, it was thought that netting could be installed but that was eliminated due to local health and fire codes. The HACLA will continue to work to identify alternative measures that could be used to resolve this problem. Residents can help alleviate the problem by not feeding the pigeons.*

## CARPETS

- There were many comments concerning the carpeting in the senior buildings.

*This will be added to the list of jobs to be considered in the 2008 budget. Please keep in mind that the shrinking federal support for public housing restricts the HACLA's ability to replace such items as carpeting as often as desired. If carpeting is damaged such that it creates a safety issue, it is imperative that you notify the management staff so that immediate actions can be taken to correct the problem.*

*If your carpeting needs replacement, please contact the work order center and if you do not get a satisfactory response, contact management staff.*

- Can we put our carpets in?

*You may put in your own carpet but you need to get managerial approval and take all safety precautions when doing so.*

## PARKING

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

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

## RENTS

*Rent is based upon the household income and family composition in accordance with Federal Regulations and guidelines. If at the time of an annual review, your reported income is higher than your last annual review, then your rent will be adjusted upwards. Please feel free to ask the management office to explain how your rent was calculated.*

## RENTAL PAYMENTS

*For security reasons, regular monthly rental payments is to be mailed to the address provide on the rent statement.*

## RENT STATEMENTS

*Due to changes in the management of our Information Technology Department, we encountered technical difficulties that caused delays in the production of rent statement mailings. This issue is now under control and we trust that rent statements will be mailed on a timely manner. We sincerely apologize for any inconvenience it may have caused you.*

## POSTING OF RENT PAYMENTS

*The HACLA in 2007 altered the order in which payments are posted to the tenant's account. The new posting of rents is in line with how the private sector has credited rental payments and is a necessary change for the Authority to encourage timely payments of rents. The order of the posting was postponed until 2008 due to a conversion of a new tenant accounting software.*

## SECURITY

- Housing Police Needed

*The HACLA disbanded its public safety department in 2003 due to a reduction of federal funding. Security continues to be one of the most challenging aspects and the Housing Authority is committed to do all it can to provide a safe environment. The HACLA is working diligently with the City to ensure that LAPD provides the necessary coverage. Through a collaboration of the resident leaderships (RAC/RMC), local police station, and other local service providers, many sites have been successful in reducing the rate of reported crime in tier community, even with a reduction of the housing authority policy and LAPD patrol.*

## SECURITY BARS

- Numerous comments were heard concerning the need for security bars.

*Installing upgraded bars will have to wait until there is funding available to do so. Given the limited dollars provided to support public housing, each year the HACLA has to reevaluate. Technical Services (TS) is working on this matter; however as of this date, TS has been instructed not to provide security doors and window bars due to their high cost, until further notice.*

## TRANSFERS

- How do I transfer to another development?
- I have requested a transfer to a bigger unit and I see many vacant units but they tell me they are not going to rent.

*If you have been living at a development for more than one year, you can submit a request to transfer to the management staff. The period of time it will take to transfer to a development will vary depending on the amount of people on the list waiting to transfer to a chosen development and the bedroom size that is needed for your family. Currently, the HACLA is experiencing a high number of units that are vacant at many sites. Unfortunately we are not able to re-rent these units until they have been abated for asbestos identified in damaged tile. Due to the nature of the work, the HACLA is required to use contractors certified in this type of work. These contractors are in the process of being procured and the work on these units began at the end of 2006. It is anticipated that by early 2008 all these units will be re-rented.*

### WAITING LIST

The time a family remains on the wait list is dependent on the bedroom size. Families needing a 2-bedroom will not have to wait as long as a family requiring 4 or 5 bedrooms. This is due to the inventory of different bedroom sizes in the HACLA inventory. As there is only a Community-Wide waiting list, a family is offered up to 3 units at the sites with the most readied vacancies at that time. There is no guarantee that the 3 offers a family is given will be at the site of their choice.

### WORK ORDER CENTER

*Non-emergency calls are to be addressed within a reasonable time. If you have put in a call for maintenance and it has not been addressed in a reasonable time, please call back the Work Order Center and let your manager know as well. 99% of all emergency work orders are addressed within 24 hours. On average, it takes 15 days for non-emergency work orders to be completed.*

### THANK YOU

*We sincerely appreciate your comments and will continue to do all we can to provide the best possible service to our residents. With continuous reductions in federal funding this has become more and more challenging each year, but we will continue to strive to provide the same level of services. Thank you again for your comments.*

### CAPITAL FUND

All remarks related to maintenance, repairs of individual dwelling units, and yard work were reported to the Management Office at each site after the presentations. In addition, during the Capital Fund presentation, residents with specific maintenance concerns were encouraged to contact the Work Order Center. Not all questions posed were related to Capital Fund associated projects. Non-Capital Fund questions were responded to by the manager and/or the maintenance supervisor for the site who were

in attendance at the meeting.

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

It is important to note that the HACLA understands residents' concerns and desires to have certain improvements to their site, and the input residents provide at the outreach meetings is greatly appreciated and useful in helping to shape future Capital Fund Work plans. At the same time, it must be stressed that the funds the HACLA has available to do any modernization are dependent upon Congressional allocations. Each year the HACLA has to reevaluate its list of targeted capital projects as it identifies unexpected emergency needs and copes with a shrinking level of federal funding for modernization work. This is the reason why, at times, what residents were told was planned at their site might be changed in the following year's work plan. The amount that the HACLA receives for capital improvements has shrunk from a high of \$30 million in 1994 to an anticipated \$17.5 million for 2008. It is anticipated that the amount received for future years will also reduce. This reduction in federal support for the properties is occurring while the HACLA anticipates that there is over \$580 million in needs to all its public housing properties.

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

#### ART SNYDER - YOSEMITE

- It is very damp in the building

*This is an issue in many parts of the building. It has been included in pending Capital Fund work items measures to address the dampness problem.*

#### CALIFORNIA 609

#### ELEVATOR

*Elevators are inspected every year by the City of Los Angeles. If maintenance or servicing is required, the site manager needs to be notified. There are currently not sufficient funds available to replace elevators.*

#### AIR CONDITIONING

*Given the proximity of this building to the beach, it was built without any central air*

*features and the windows are not designed to hold air conditioning units.  
There are other types of air cooling systems that residents can purchase for their units.*

### INTERCOM PROBLEMS

*The intercom unit at this property was replaced 2 years ago though Capital Funds. Since that time, the company who installed it has gone out of business. The HACLA will identify another vendor to service the system and make any corrections necessary.*

### ESTRADA COURTS

- Remodeling of units inside and out
- Bad plumbing
- Need windows
- New kitchen cabinets
- Bathrooms need tiles
- New Floors
- New showers
- New doors
- Balconies

The HACLA is in the final phase of completing comprehensive remodeling to the Extension portion of the property. Due to historic preservation issues, along with the reduction of federal support for public housing, this type of work is not planned for the original Estrada property in the near future.

- Sand in the playgrounds replaced by rubber

*The HACLA has budgeted \$250,800 in the Capital Fund budget to address this issue.*

### GIBSON MANNER

- The comments from this site were directed to the management and maintenance staff to address as ordinary maintenance.

### GONZAQUE VILLAGE

- Residents being provided with insecticide
- Vandalism in the development
- A broken faucet in the community area
- Sewer blockages
- Maintenance staff was praised for their work

Residents are advised that:

- They can purchase insecticide but that the Housing Authority is forbidden from distributing it. The HACLA regularly schedules 2 fumigations a year at each unit.
- To report any maintenance issues to the work number and any vandalism or crimes to the police department.

## IMPERIAL COURTS \_

Comments were received regarding concerns over:

- Cleanliness of the development
- Safety
- Trespassing

In addition, a suggestion was made for residents to receive incentives to water their lawns.

Safety at this and other sites continues to be a concern for residents and the HACLA. The increase in trespassing by the homeless who have been displaced from skid row has compounded the problem. The HACLA will continue to work with the City and LAPD to identify additional resources to help in this area. Resident involvement is the most important aspect in this. Residents need to inform the manager if they are aware of homeless occupying vacant units or set up camps in the development.

## INDEPENDENT SQUARE \_

Many comments were received requesting the installation of:

- 
- Showers
- Air conditioning
- Heating
- Elevator repaired
- Cabinets that slide
- Security Access Camera
- Automation of Phones
- CPR Courses
- LIVE Scan Security System

*Due to the continued reduction of federal support for public housing we are not able to provide all the modernization needs (such as showers and air conditioning) that the HACLA and residents hope for. All items will continue to receive consideration along with the needs from other sites in future Capital Grand funding cycle. If the application for disposition of the senior portfolio is approved, many of the items that residents are concerned about could be more readily addressed as moving to project-based Section8*

*vouchers will provide additional revenue to the properties that could be used for these properties for their long-term up-keep.*

- Send rent statements earlier

The issue with the late mailing of rent statements has been resolved.

- Too many young people live here

This property along with our other “senior properties” is for seniors and adult disabled. We cannot discriminate because the adult disabled is not a senior.

- Permanent Resident Manager

If this property becomes a project-based Section 8 building due to disposition, this may be possible.

### JORDAN DOWNS

Comments were received regarding the security of the developments.

As with all the other sites, security issues continue to be a major concern. This site, along with others in the Watts area is also having to deal with the challenge of the displaced homeless from skid row.

This site has seen a reduction in crime due to the installation of security cameras through a grant from the U.S. Department of Justice. It is the HACLA’s plan to expand the use of these or other security cameras to other locations as well.

Resident involvement in working with the LAPD and site management is needed to improve the level of safety and security at this and any other development.

### MAR VISTA GARDEN

Many comments were received regarding:

- 
- New paint on buildings.
- Installing new floors
- Have the windows replaced
- Replacing the plumbing for the development
- Repair all the mold outside the building
- Need new lightning for the development
- Fix the bathrooms (new bath tubs and sliding doors)

- Fix washing machine room
- New poles in closets
- New doors in units

*As noted during the Agency Plan presentation, due to a significant reduction in the Capital Grant Fund awarded to the Housing Authority we have been required to scale back and prioritize the total number of capital improvement projects that can be accomplished next year. We will evaluate the problems identified by these comments and, if appropriate, incorporate a solution for correction in a future Capital Grand funding cycle.*

### NICKERSON GARDENS

- Removing the covers from the trashcans

The new trash bins were designed to help with the overflow of garbage and prevent scavenging. Since the original prototype bins, there have been design modifications to make it easier to open the bin to deposit the rubbish.

- Non-working cars
- Parked automobiles without parking permits

Please make sure to report any incidents to the management staff so they can work with LAPD to tow abandoned and illegally parked vehicles.

### PICO ALISO

- The screen doors are falling apart
- Replace blinds

Design and Construction Services will inquire with the vendor on a remedial plan to repair or replace the door screens.

- Need security bars on windows and doors.
- Are they going to redo the floors?

The installation of security bars is not planned for this site. Residents are able to install their own security bars in accordance with HACLA's policy and procedures. Contact your management office as to what you can do.

This sites is a newly redeveloped property. Residents can help to extend the life of the flooring by not hosing down the interior of their units.

### PUEBLO DEL RIO

- The grass is being destroyed by people playing sports
- People playing sport are not letting us sleep

The management office will look into the concerns regarding the extensive sports playing and its impact on the grass and noise restrictions.

### RAMONA GARDENS

- Community Service

Community service is required by Congress, the Authority is required to impose and monitor as part of the annual review process.

- Police surveillance
- Crime
- Safety

As previously mentioned, safety continues to be an issue of major concern of the HACLA. With the loss of the HACLA policy department, it is more important for residents to work in unison with management and the LAPD to address issues of crime and safety. Residents are reminded that they must report any and all crimes to the authorities.

- Complaints about the management
- Need for a bilingual manager
- Gardeners are rude

The management that was in charge when these complaints were made was a temporary appointment that has been since filled with a permanent position. The Authority is confident that the new management appointment will be to the satisfaction of our residents. Please notify the management staff if any maintenance staff is not treating you in a professional manner.

- Complaints about the RAC
- RAC members intimidating residents
- Change the RAC

The members of the RAC are elected by the residents of the development. The HACLA encourages more residents to become active in the resident leadership program and training that is offered. If you are unhappy with the current officers, you may run for office during the next scheduled election (assuming you complete the leadership certification).

- Disagreement with posting of the rents

As was stated in the presentations, the change in posting of the rents was something that was passed last year through the agency plan process. This was a necessary change to be in line with the private sector and is the norm within all housing agencies. Due to the anticipated change in the tenant accounting software, the actual change in the order that payments are posted has been postponed until 2008.

- Many late payments of rents are caused by the Authority

There have been a few cases where the Authority has had technical difficulties that have caused a delay in the posting of the rents. In cases when the HACLA was at fault, residents were either credited the \$20 late fee or the fee was not assessed.

- Poor gardening
- Graffiti Removal

Please notify the manager if the maintenance staff is not performing their jobs adequately. Residents' assistance is needed to help prevent and clean up graffiti – please notify the manager if areas need to be repainted.

- No rental increases

Rental amounts and calculations are based on federal regulations and the Authority has no control over the amounts charged.

- Late fee charges

The late fee helps to defer the administrative costs associated with the administration.

- Removal of sand from the children's playground

As capital funds are available, playgrounds will be upgraded to remove the sand and replace with rubberized surfaces.

- Need to provide notice prior to inspections

Except in cases of emergency, residents are provided 48-hour notice of inspections.

### RANCHO SAN PEDRO

- A recommendation was made to simplify the Agency Plan presentation.

HACLA has been and will continue to make every effort to simplify the information presented through the Agency Plan process. Understandably, some of the information presented is at times very technical and always challenging to translate into simple to understand changes.

- How long does it take you to fix asbestos units?

*The HACLA has awarded initial contracts for this. Over 200 units so far have been abated and are being made ready for re leasing. The biggest challenge in re-renting the units is getting applicants to accept the units.*

### ROSE HILLS

- Main sewer line needs fixing
- Please refurbish the computer center

*Due to the reduction in federal funding for public housing, not all capital improvement items are able to be addressed in the timeframe that we would like. The need for updated sewer lines for this site has been documented and will be considered for future capital Fund grants.*

- *Various comments were received regarding the need for summer activities for the youth and the children at Rose Hills.*

*Unfortunately, due to financial restrictions, we can no longer provide as many of the services as we would like. We will continue to search for new funding source for services on sites, but in the mean time, families are encouraged to take advantage of the programs available at the Recreation and Parks facility across the street as well as after school programs at the local schools.*

### SIMPSON SATICOY

- When are the balconies to be completed?
- Will the color of the balconies match the color of the buildings?

*The repair work was completed in early 2007. The repair work shall match existing color.*

### WILLIAMS MEAD

- Need Windows, lights and chimneys.

*As noted during the Agency Plan presentation, due to a significant reduction in the Capital Grant Fund awarded to the Housing Authority for Fiscal Year 2007, we have been required to scale back and prioritize the total number of capital improvement projects that can be accomplished next year. We will evaluate the problems identified by this comment and, if appropriate, incorporate a solution for correction in a future Capital Grand funding cycle.*

- I live right now in the second and third floor. My health is very bad now I had sent application to HACLA to move to the ground floor and they approved. But I have to wait two years so I want to know when I can move the new one room housing?

*You need to talk to your manager and request a reasonable accommodation and complete the forms and provide all the required documentation.*

## **SECTION 8 - PUBLIC COMMENTS & RESPONSES**

### **SECTION 8 ELIGIBILITY**

*Eligibility depends on the total annual income of your household. HUD sets up income limits annually. These are sliding scales of income based on the number of persons in the household. For the tenant-based voucher program, virtually all families must be very low-income families. In addition, seventy-five percent of all families admitted to the Section 8 program must be extremely low-income families.*

*A very few categories of families are eligible at the low income level, for instance, families converting from our Housing Opportunities for Persons with AIDs (HOPWA) program, certain HUD Housing Department Conversions, and certain families being displaced from their housing by the Los Angeles Unified School District because of school construction. See the table below.*

Los Angeles FY 2007 Public Housing & Section 8 Income Limits  
(Effective 3/20/2007)

Number of Persons	Extremely Low Income 30% of Median	Very Low Income 50% of Median	Low Income 80% of Median
1	15,550	25,900	41,450
2	17,750	29,600	47,350
3	20,000	33,300	53,300
4	22,200	37,000	59,200
5	24,000	39,950	63,950
6	25,750	42,900	68,650
7	27,550	45,900	73,400
8	29,300	48,850	78,150

### **MINIMUM RENT**

- Why does the Authority have a minimum rent?

*Unfortunately, HUD required the Housing Authority to impose a minimum rent of \$50.00 per month on Section 8 participants due to financial concerns in 2004. We currently*

*have no discretion in this area. We hope that in the future we can have this requirement lifted. The Housing Authority's minimum rent policy has several provisions for persons with hardships in accordance with HUD requirements. These provisions are spelled out in the Section 8 Administrative Plan section 10.1, Minimum Tenant Rent, and its subsections.*

## REPORTING INCOME

- How soon after I get a job should I report my employment?

*You are required to report new employment or the addition of any new source of income immediately after it occurs. If you report your new employment late, you can be charged rent retroactive to the time you should have reported it. Your employment income will not normally be counted as annual income for rent purposes until your next annual reexamination.*

*However, if you have received an interim decrease in your rent (between annual reexaminations) because of a loss of income to your family, then your rent will increase on the first of the second month after the new earnings started. If you fail to properly report your family's income, you can lose all Section 8 benefits.*

## CREDIT REPORT REQUIREMENTS

- Why do you have to ask for a credit check?

*We do this to make sure that families are correctly reporting their income. In the near future we will use HUD's Enterprise Income Verification system which will give us information on all income received from wages, Social Security, and unemployment benefits that is stored in Federal electronic databases. This might reduce the need for credit checks.*

- Can they change my eligibility based on a credit report?

*If your credit report indicates that you have not reported all of your income properly, we will begin an investigation that could lead to termination from the Section 8 program. If the credit report indicates you owe money to another housing authority that could also cause problems.*

## RENT INCREASES

- Why did my rent go up?

*For a specific response, you would have to ask your Section 8 Advisor. If your family income increases or the amount of your deductions decreases, your rent could go up. If you are renting near or above the payment standard, an increase in the rent to the*

*landlord could raise your rent. If a family member left your household, your voucher size might decrease and this could increase your rent. If you were assisted under a high payment standard and the Housing Authority lowered the payment standard, your rent could increase on the second annual reexamination following the decrease in payment standards.*

- When do they take effect

*The effective date of your rent increase depends on the timing and circumstances of your return to work. Normally we determine your annual income - the basis on which your rent is calculated - once a year at your annual reexamination. But if you reported a decrease in income between annual reexaminations and we lowered your rent, your return to work would require an interim reexamination in order to re-adjust and raise your rent. Many housing authorities increase rents after every increase in income, but we prefer to increase rents only one time a year unless the family has received a decrease in rent.*

- How long before I get notice of my change is rent after my annual reexamination?

*You will get a notice at least 30 days before your portion of the rent changes. Your annual reexamination process usually begins 90 days earlier.*

## INSPECTIONS

- Why do you have to inspect my unit?

*HUD requires that we perform an inspection each year. In addition, either the landlord or a family can request a special inspection to determine whether the unit meets Housing Quality Standards. HUD also requires quality control inspections so the Housing Authority performs quality control inspections about 5 percent of all its inspections.*

- Why are people only getting four days notice for inspection?

*Normally this might occur for a quality control inspection because we want our supervisor to be able to see the unit in the same timeframe as the original inspector to make certain that all deficiencies were recorded properly. Otherwise, unless the landlord has asked for a special inspection, families should normally get three to four weeks advance notice of an inspection.*

## MOVES

- If your owner has a 3-bedroom and you are in a 2-bedroom, how can you move?

*You have the same right to move as any other assisted family. You should discuss your situation with your Section 8 Advisor. The subsidy standard tells us how much rental assistance (subsidy) we can pay on your behalf. It does this by telling us the number of bedrooms we can subsidize based on the number of persons in your family. This is the number of bedrooms or the family unit size listed on your voucher. If you want to move to the three bedroom unit, your payment standard will be the lower of the family unit size on your voucher or the actual bedroom size of the unit. If the rent for the larger unit is higher than the payment standard for which you qualify, you might have to pay the difference out of your own pocket. If the amount you would have to pay for rent and utilities is more than 40 percent of your monthly adjusted income, HUD would not allow the move.*

## PORTABILITY

- Does the Housing Authority allow us to port?

*Yes. Unfortunately, under some circumstances a receiving housing authority might not accept a family trying to exercise portability if the authority is having financial problems. A housing authority may also deny portability during the first 12 months of assistance in accordance with its Administrative Plan. We will also deny the use of portability if you owe the Housing Authority money.*

## EVICCTIONS

- Can an owner evict you?

*Yes. The owner has the same right to evict you as he does for any other tenant.*

- Can we get relocation benefits?

*Relocation payments are sometimes required by the Rent Stabilization (Rent Control) Ordinance of the City of Los Angeles but only in certain very specific instances. They are required: 1) if the owner seeks to move a resident manager into your unit where the building does not currently have a resident manager, or if the owner wants to rent the unit to a family member; 2) if the owner wants to demolish the unit; 3) if the owner wants to remove the unit permanently from use as a rental unit; 4) if the owner is required to make the unit vacant due to a government or other order that requires the unit to be vacant; 5) if HUD requires the unit to be vacant. Relocation payments can also be provided through Tenant Habitability Plans approved by the Los Angeles Housing Department filed in connection with Primary Renovation Work to be performed on the unit. (RSO Article 1 Sec. 151.09). For information on relocation benefits and other rent control questions, you should call the Rent Stabilization Hotline at (213) 808-8888 or outside the 213 area (866) 557-7368. For the hearing impaired, the TTY number is (213) 978-3231.*

## SECTION 8 TERMINATION OF ASSISTANCE

- When a Section 8 owner wants to terminate assistance in the Section 8 Program, what should a Section 8 participant do?

*You should notify your Advisor immediately and provide him or her with any notice the owner has given you. If you want to move, you will receive a voucher to look for new housing. If you do not think the owner has a right to terminate the Section 8 Contract or end your lease, you should contact the Legal Aid Foundation of Los Angeles (LAFLA) at (800) 399-4529.*

- Shouldn't the owner have to pay relocation fees if he/she gives a Section 8 tenant a 90 day notice to move?

*Unfortunately, there is no requirement to pay a relocation fee for that reason at the present time. Assisted families are treated as any other family who is asked to move except that State law requires a 90-day notice for Section 8 participants rather than a 30-day notice. You may want to contact the Legal Aid Foundation of Los Angeles at (800) 399-4529 if you have any question about the owner's right to require you to move.*

## SELF-SUFFICIENCY PROGRAM

- Where can I get information on the self-sufficiency program?

*You can ask any Section 8 Advisor about it. If you want to enroll in our Family Self Sufficiency program, call 213-252-2613 or 252-1085.*

## HOMEOWNERSHIP PROGRAM

*The Housing Authority still administers the Section 8 Homeownership Program. Unfortunately, because the cost of housing is so high, it prevents most of our low-income families from being able to afford the purchase of a home. We are currently looking into partnering with agencies that may be able to provide soft or silent second loans to increase affordability. You should inquire about homeownership possibilities through our Family Self Sufficiency program at 213-252-2613 or 252-1085.*

- How does the program work?

*The Housing Authority pays a mortgage subsidy to the bank rather than making a rent payment to the property owner. As in the regular Section 8 program, the amount paid depends on the amount the family earns. Families must meet the requirements of the program as established in the Administrative Plan. In general, you must either be a participant in our Family Self Sufficiency Program or qualify as a senior or disabled*

*family and have enough income to meet program requirements. Currently you must have income equal to working full time at the California State Minimum wage.*

*The Section 8 Homeownership program is a HUD program. HUD has additional information on the HUD Website (<http://www.hud.gov/offices/pih/programs/hcv/homeownership>) regarding Homeownership in the Housing Choice Voucher Program. Housing authorities are not required to participate in this program and many do not. A list of participating housing authorities can be found on the website.*

- For how many years can you participate in the program?

*The family can receive Section 8 assistance for as long as the family continues to be eligible for the Section 8 Program or for 15 years, whichever comes first. For a disabled family, however, the assistance could continue for as long as the term of the loan.*

- If a person defaults on the loan, will it affect their Section 8 assistance?

*Yes. The Family Obligations under the program provide that the family must comply with the terms of any mortgage security debt incurred to purchase the home. In certain circumstances the family can lose all assistance under Section 8 due to a foreclosure on the property.*

- Does Section 8 assistance help you to qualify for loans?

*If the Section 8 family has good credit, attends pre-purchase training and counseling, and can show proof of adequate income, Section 8 assistance can be counted as additional income that can increase eligibility for a higher loan through the Section 8 Homeownership program.*

- Do you have to go through the program or can you get a list of lenders?

*You have to go through the Section 8 Homeownership program. Certain lenders have tailored a unique system that allows for layered payments for the Section 8 Homeownership program. Non-participating lenders do not provide this benefit.*

- Is the Homeownership program available for portability?

*Housing authorities are not required to participate in this program and many do not. The receiving housing authority where the home is located must have a Homeownership Program and be willing to accept the family into their Homeownership Program. A list of participating housing authorities can be found on the HUD Homeownership website:*

*(<http://www.hud.gov/offices/pih/programs/cv/homeownership>). The applicant's original housing authority can deny portability to a family for the first year of Section 8 assistance if the new Section 8 family did not have a legal residence in the housing*

*authority's jurisdiction when the family first submitted its application for assistance. Currently the Housing Authority allows such families to exercise portability in accordance with our Administrative Plan.*

*You may also consider attending homeownership-training classes provided by one of the following:*

#### FIRST-TIME HOME BUYER COUNSELING AGENCIES

Some Agencies may charge a fee.

These are 8-hour courses unless otherwise indicated.

LA Partners  
Patriotic Hall Seminars  
1816 South Figueroa Street  
Los Angeles, CA 90012  
General: (323) 890-7190

LA Neighborhood Housing Service (LANHS)  
Provides a twelve (12) hour Homebuyer Education Seminar  
3926 Wilshire Blvd., Suite 200  
Los Angeles, CA 90010  
Seminar Registration: (888) 895-2647  
General: (213) 381-2862

Inglewood Neighborhood Housing Service (INHS)  
335 East Manchester Boulevard  
Inglewood, CA 90301  
(310) 674-3756

West Angeles Community Development Corporation (WACDC)  
Provides a twelve (12) hour Homebuyer Education Seminar  
3741 Stocker Street, Suite 106  
Los Angeles, CA 90008  
(323) 751-3440 ext 11

By Design Financial Solutions  
(Formerly) Consumer Credit Counseling Service LA  
5628 E. Slauson Avenue  
Commerce, CA 90040  
(323) 869-5157  
[www.cccsla.org](http://www.cccsla.org) for seminar schedule information

Mothers of East Los Angeles (MELA)  
3354 Olympic Boulevard  
Los Angeles, CA 90023

(323) 266-8832

Community Financial Resource Center  
4060 S. Figueroa Street  
Los Angeles CA 90037  
(323) 233-1900

New Economics for Women (NEW)  
501 S. Bixel Street  
Los Angeles, CA 90017  
(213) 482-1559

Countrywide House America  
(800) 577-3732 English  
(800) 293-6316 Spanish

East L.A. Community Corporation (ELACC)  
530 S. Boyle Avenue  
Los Angeles, CA 90023  
(323) 269-4214 ext. 28

HomeOwnership Made Easy (HOME)  
5901 Green Valley Circle, Suite 170  
Culver City, CA 90230  
(310) 258-4131

Multicultural Real Estate Alliance  
4437 West Slauson Avenue  
Los Angeles CA 90043  
(323) 253-3376

Dunbar EDC  
4225 S. Central Avenue  
Los Angeles, CA 90011  
(323) 235-6759

ACORN  
3655 S. Grand Ave. Ste 250  
Los Angeles CA 90007  
(213) 748-1345  
Palms Rancho

### NATURAL DISASTERS

- In a natural disaster, what would Section 8 do?

*We have experience in dealing with disasters such as the Northridge earthquake in 1994. One of the first things we do is inspect properties to insure that they are safe. If they are not, we issue vouchers so that families can locate safe housing. It is up to the president, Congress and HUD to decide whether the Federal government will provide additional assistance in the form of additional housing vouchers to families who are not assisted at the time of the disaster. Congress and HUD did so in 1994, but they did not provide additional voucher assistance after the Katrina hurricane.*

## **PUBLIC HEARING & OTHER MEETING COMMENTS**

*As part of the outreach efforts by the Authority, 43 letters were mailed out to community advocates with copies of the Agency Plan Draft and inviting them to a July 31, 2007 meeting to discuss proposed changes for the upcoming year. The following comments regarding the Agency Plan and Section 8 were received from the public, various community advocates and representatives. Some of the comments were expressed both in written form as well as in person comments made during the public hearing of August 22, 2007. Any comments made at the public hearing that were not captured in the previous text are addressed below. We thank the public and community advocates for all of their comments and playing an important role in this process.*

Comments were received regarding the following matters:

- Appreciation for the presentation
- Concerns over the implementation of the preponderance of evidence measure

### GENERAL

- HACLA needs to update its forms

### Attachment 18-8: Intention to Project-Based Vouchers Statement

- HACLA should update its commitment to the project-based voucher (PBV) program by increasing the number of tenant-based vouchers it will convert to PBV
- HACLA should better inform the public, especially developers, about the PBV subsidy in order to encourage the development of such housing

The HACLA has decided to increase the number of potential project-based vouchers from 2,500 to 2,900. The HACLA must notify the general public if Requests for Proposals (RFP) process will be used to select potential participants. In addition, the HACLA maintains a list of developers that would be mailed a notification of the opening of any RFP process.

The HACLA has reserved project-based vouchers for the City's Permanent Supportive Housing Program. Developers interested in this program must submit an application to the City of Los Angeles Housing Department (LAHD) in accordance with LAHD notices of fund availability (NOFA).

#### Attachment C: Changes to the Section 8 Administrative Plan

##### **Section 5.11: Return of Correspondence by the US Postal Service as Undeliverable**

- HACLA should continue the policy of sending two notifications to applicants by mail before withdrawing them from waiting list
- The policy change is a disadvantage to the homeless.

This section is being changed due to concerns expressed by the Office of the Inspector General (OIG) when the OIG audited our waiting list procedures. The Board of Commissioners directed the Executive Director to make these changes in a Board resolution approved on November 16, 2006. The proposed language has been cleared by the City Attorney's office. The Board may determine at a later date to rescind its directive.

Most homeless families gain admission to the Housing Authority's waiting list through homeless advocacy agencies that conduct outreach to the homeless. These agencies have a memorandum of understanding with the Housing Authority. The agency is responsible for locating the homeless persons, keeping track of their whereabouts and making sure that the family appears for appointments. The Housing Authority deals directly with the homeless advocates and does not attempt to locate the homeless or keep track of them on its own.

If a family already on the regular waiting list moves, it is the family's responsibility to notify the Housing Authority of a change in address, to provide a post office box or the address of a relative or advocacy group that can make contact with the applicant, and to notify the post office of any change of address.

The HACLA does not have the resources to be able to contact applicants on the waiting list to maintain updated address information.

##### **Section 10.2.1: Requests for Extensions of Vouchers**

- Reducing to 10 days the period during which an applicant may request an extension after a voucher's expiration is inadequate, particularly in the case of homeless persons who are often difficult to locate by service agencies
- HACLA should make extensions of vouchers automatic

- Allow homeless-services agencies to make requests for extensions on behalf of homeless clients, allowing them more time to locate applicants
- Add language clarifying reasonable accommodation for persons with disabilities.

After careful review and consideration to public as well as advocates comments, the Authority has decided not to implement this change.

### **Section 12.6.1:** Termination of Assistance Due to Willful Misrepresentation of Income

- Information regarding HACLA's utilization of HUD's Enterprise Income Verification (EIV) system to verify applicants' income should be included in the initial application package.

The Housing Authority provided information on its intended use of computer matching programs such as HUD's mandatory EIV system before we implemented HUD's mandatory program. All participant families received notice in our tenant newsletters. We continue to provide this notification at every reexamination of income, at any time the family wishes to move and requests a voucher and in every application packet.

**Chapter 13:** The "preponderance of evidence" standard is excessive and judging evidence does not seem an appropriate role for HACLA to assume. There is concern as to who would be judging and the opportunity for errors.

*The "preponderance of evidence" standard is a standard required by Congress and HUD in the Section 8 regulations. It is the same standard used in civil courts throughout the country. It is in line with what other housing authorities currently use. Other authorities do not require a conviction or an eviction before they take action to terminate a family because of criminal behavior.*

*Housing authorities are required to make judgments all the time in the routine exercise of the responsibilities placed on them by Congress and HUD. Housing authorities must also comply with Congressional mandates which make certain types of criminal activity a bar to participation in assisted housing programs. Additional Congressional mandates provide grounds, sometimes mandatory grounds, for termination of such assistance.*

*The revision clearly states that the Housing Authority "does not rely on speculation or allegation when making a decision to deny or terminate benefits." It will rely on "credible evidence" based on verifiable facts.*

*Certain situations arise where the Authority needs to take action, after investigating the facts, in order to prevent or halt fraudulent or criminal activities or to terminate benefits for persons who are engaging in fraudulent or criminal activity while receiving housing*

*assistance funded by taxpayer dollars.*

*HUD regulations require housing authorities to provide an informal review for applicants and an informal hearing for participants who are to be denied benefits. The regulations themselves require that the hearing officer be independent and not be in the chain of command of the person(s) who made the decision to terminate assistance. The regulations require the hearing officer to make final determinations based on a preponderance of evidence.*

*HACLA, in developing its hearing practices for these activities, will carefully determine the best method to carry out these activities in a fair and impartial manner.*

**Chapter 13 Section 13.7.7** It is wrong to assume fraud if someone provides incorrect information.

The revision clearly states that fraud must be “intentional and willful.” Families who attempt to defraud the Section 8 program and the taxpayers who support the program will be required to repay the assistance they have obtained fraudulently and may be terminated from the program in accordance with HUD regulations.

\* \* \* \* \*

*The Housing Authority welcomes support from advocates for our clientele, program participants, and applicants and we recommend they contact Congressional representatives to encourage appropriation of sufficient funding for the Housing Voucher program.*

**Comment on HACLA’s Internet site:**

- Much more information should be made available on HACLA’s website, including notices about public meetings

*The HACLA is in the process of contracting with a Website developing firm that will help improve the appearance, use and will keep information current.*

# **HOUSING AUTHORITY OF THE CITY OF LOS ANGELES**

## **PROGRESS IN MEETING THE 5-YEAR PLAN MISSIONS AND GOALS**

### **Strategic Goal: Increase the availability of decent, safe, and affordable housing**

- **Goal 1: Expand the supply of assisted housing**

#### **HACLA Actions**

- The Housing Authority has applied for and received additional vouchers, such as the Fair Share program.
- The Housing Authority has applied for and received Hope VI funds to rebuild Aliso Village and hopes to expand the use of such funds to rebuild Dana Strand Village and other developments.
- The Housing Authority has been able to leverage private funding using Hope VI funds.
- The Housing Authority has created an Asset Development department which is developing a business plan to be used to increase the supply of decent, safe, and sanitary housing with deep targeting for low income residents.

- **Goal 2: Improve the quality of assisted housing.**

#### **HACLA Actions**

- The Housing Authority is identifying and implementing systems that will prepare it for the upcoming PHAS process including physical inspections and the customer satisfaction survey.
- The Housing Authority continues to utilize capital funds to conduct modernization work on developments.
- The Housing Authority is in the process of identifying systems to address and improve existing Section 8 delivery systems in order to achieve a SEMAP score of 90%.
- The Housing Authority continues to reorganize its departments and work to more effectively and efficiently utilize capital funds to improve the quality of housing units and the appearance of the developments.

- **Goal 3: Increase assisted housing choices.**

#### **HACLA Actions**

- The Housing Authority continues to study the feasibility of adjustments to voucher standards, homeownership programs, site-based waiting lists, and conversion to vouchers in effort to maximize its housing stock and to improve the supply of low-income units to residents.

## **Strategic Goal: Improve community quality of life and economic vitality**

- **Goal 1: Provide an improved living environment**

### **HACLA Action**

- The Housing Authority regularly monitors the income level of each development.
- The Housing Authority has been fully engaged in providing job training and other support services to improve the income of residents from within the public housing communities.
- The Housing Authority continues to demonstrate a commitment to find a proper income mix through providing programs to residents, such as Jobs Plus and welfare-to-Work.
- The Housing Authority is assessing community design improvements through targeted interventions at certain sites and identifying alternative approaches to public safety.

## **Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- **Goal 1: Promote self-sufficiency and asset development of assisted households.**

### **HACLA Action**

- Through the work of the Resident Relations Department, the Housing Authority continues to provide residents with a variety of programs and support services to promote self-sufficiency. Programs and services offered to residents include: job readiness; job training, GED completion, computer literacy, family counseling, after-school programs, and health services.
- The Housing Authority will continue to expand such services pending the availability of financial resources and physical space.
- The Housing Authority was the first public housing authority to be awarded a Welfare-to-Work grant from the U.S. Department of Labor.
- The Housing Authority continues to operate a Family Self-Sufficiency Program for Section 8 participants.

## **Strategic Goal: Ensure equal opportunity in housing for all Americans**

- **Goal 1: Ensure equal opportunity and affirmatively further fair housing.**

### **HACLA Action**

- The Housing Authority continues to take seriously the issue of fair housing in its administration of all housing programs.
- The Housing Authority is subject to the monitoring of an independent public

accountant to insure that fair housing efforts continue to be implemented.  
**HOUSING AUTHORITY OF THE CITY OF LOS ANGELES**

**HOMEOWNERSHIP CAPACITY STATEMENT**

In accordance with 24 CFR 982.625, "Homeownership Option: General", the Housing Authority requires that financing for purchase of a home under its Section 8 homeownership program either be FHA-insured or comply with secondary mortgage market underwriting requirements or comply with generally accepted private sector underwriting standards. [Section 8 Administrative Plan, Section 20.3.1, *Financing for Purchase*]

## **Significant Changes to the Agency Plan**

As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define what is a substantial change to the Agency Plan. If a proposed change to the Agency Plan is considered a substantial change it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed, and approval by the Housing Authority Board of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be:

- Changes to tenant/resident admissions policies;
- Changes to the Section 8 termination policy;
- Changes to the tenant/resident screening policy;
- Changes to public housing rent policies;
- Changes to the organization of the waiting list;
- Change in the use of replacement reserve funds under the Capital Fund;
- Change in regard to demolition, disposition, designation, or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

## **Intention to Project Base Vouchers Statement**

The Housing Authority, subject to approval by its Board of Commissioners, will project base up to 2,900 tenant based vouchers over the next five years.

The location of project-based assistance will be consistent with the goals of deconcentrating poverty and expanding housing and economic opportunities in accordance with HUD regulations and the Section 8 Administrative Plan.

Project-basing is consistent with the Housing Authority's Agency Plan and its stated goals to increase the availability of decent, safe and affordable housing, to increase housing choices, and to improve community quality of life and economic vitality, and is also consistent with the Housing Authority's strategies for addressing needs. Project basing is being pursued to augment the utilization of vouchers in the current Los Angeles housing market which has been characterized by low vacancy rates, a history of spiking rents, the reluctance of owners to participate in the tenant based Housing Choice Voucher Program, and the lack of production of affordable housing units.

The Housing Authority reserves the right to request HUD waivers of project basing requirements as may be needed to increase the availability of decent, safe and affordable housing and to expand housing and economic opportunities within its jurisdiction.

The Housing Authority plans to convert 455 existing senior housing units to project based vouchers. In addition, as existing project based certificate contracts expire the HACLA will evaluate each site for potential conversion to project based vouchers.

In furtherance of Federal, State and local homeless initiatives, the HACLA may target one or more competitive rounds of offers of project based assistance to non-profit, community based, and other organizations with the intention of substituting in the future other forms of housing assistance (such as Shelter Plus Care grants under the project, sponsor or moderate rehabilitation components) as may be awarded to such organizations on the basis of an additional HUD or PHA competitive process for the same properties.