

**Housing Authority of The City Of Los Angeles**  
**Year 2009 Agency Plan**

**FINAL VERSION**

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



**October 2, 2008**



## PHA Plan Agency Identification

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

**PHA Number: CA004**

**PHA Fiscal Year Beginning: January 1, 2009**

### PHA Programs Administered:

- Public Housing and Section 8**       **Section 8 Only**       **Public Housing Only**  
Number of public housing units:      Number of S8 units:      Number of public housing units:  
Number of S8 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, Valley, Applications (APIC), and Special Programs Offices

- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- HACLA Internet Site: [www.hacla.org](http://www.hacla.org)
- Other:

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

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)

- **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 and disposition of nonviable public housing properties.**

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)

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

**The HACLA may choose to submit applications for the disposition of its family public housing properties as listed in section 8 of this plan 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 & Dana Rebuild (Harbor View & Wilmington Town-homes)**

- Convert public housing to vouchers:
- Other: (list below)

- **Explore the feasibility of public housing or homeownership programs within the context of revitalization activity.**

- Pursue the disposition of various public housing developments where this ultimately could increase assisted housing choices
- 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)]

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#### **Attachments**

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2009 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 2009 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;

<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	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 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 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Yes	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Agency Plan: Rent Determination
Yes	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
Yes	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
Yes	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: PHA grievance procedures

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
Yes	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
Yes	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
Not Applicable	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
Yes	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
Yes	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
Yes	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
Not Applicable	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
Not Applicable	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
Yes	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
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

<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	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 2009 Agency Plan can be viewed at the Housing Authority's Central offices located at:

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

**1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Access-ability	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	376,222	4	4	4	4	4	4
Families with Disabilities	433,846	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 - 2009
- 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**

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	<b>15,654</b>		<b>364</b>
Extremely low income <=30% AMI	<b>13,757</b>	<b>87.7%</b>	
Very low income (>30% but <=50% AMI)	<b>1,748</b>	<b>11.2%</b>	
Low income (>50% but <80% AMI)	<b>143</b>	<b>.9%</b>	
Families with children	<b>6,644</b>	<b>42.4%</b>	
Elderly families	<b>3,763</b>	<b>24.0%</b>	
Families with Disabilities	<b>5,731</b>	<b>36.6%</b>	
Hispanic	<b>7,441</b>	<b>47.5%</b>	
African American	<b>5,291</b>	<b>33.8%</b>	
Caucasian	<b>944</b>	<b>6.0%</b>	
Asian	<b>1,924</b>	<b>12.3%</b>	
<b>Bedroom Size Characteristics</b>	<b># Families</b>	<b>% of Total Families</b>	<b>Annual Turnover</b>
1BR (inc 0 bedroom)	<b>8,245</b>	<b>52.7%</b>	<b>91</b>
2 BR	<b>3,346</b>	<b>21.4%</b>	<b>286</b>
3 BR	<b>3,709</b>	<b>23.7%</b>	<b>113</b>
4 BR	<b>346</b>	<b>2.2%</b>	<b>40</b>
5 BR	<b>8</b>	<b>.1%</b>	<b>7</b>
5+ BR	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? N/A Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes <b>N/A</b> <input checked="" type="checkbox"/>			

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	<b>16,186</b>		
Extremely low income <=30% AMI	<b>11,816</b>	<b>73%</b>	
Very low income (>30% but <=50% AMI)	<b>3,561</b>	<b>22%</b>	
Low income (>50% but <80% AMI)	<b>809</b>	<b>5%</b>	
Families with children	<b>6,313</b>	<b>39%</b>	
Elderly families	<b>9,064</b>	<b>56%</b>	
Families with Disabilities	<b>8,579</b>	<b>53%</b>	
Hispanic	<b>3,237</b>	<b>20%</b>	
African American	<b>8,902</b>	<b>55%</b>	
Caucasian	<b>3,561</b>	<b>22%</b>	
Asian	<b>323</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>6,522</b>	<b>40.3%</b>	
2 BR	<b>6,329</b>	<b>39.1%</b>	
3 BR	<b>2,735</b>	<b>16.9%</b>	
4 BR	<b>550</b>	<b>3.4%</b>	
5 BR	<b>42</b>	<b>.26%</b>	
5+ BR	<b>8</b>	<b>.05%</b>	<b>N/A</b>
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? As of January 01, 2005 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <b>Through Special Programs referred through agencies under contract with the HACLA</b>			

## 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)

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

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

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

<b>Financial Resources</b>		
<b>Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2008 grants)</b>		
a) Public Housing Operating Fund	<b>\$21,600,000</b>	
b) Public Housing Capital Fund	<b>\$17,500,000</b>	
c) HOPE VI Demolition & Revitalization	-	
d) Annual Contributions for Section 8 Tenant-Based Assistance (1)	<b>\$411,000,000</b>	
e) Public Housing Drug Elimination Program (including any Technical Assistance funds)	<b>N/A</b>	
f) Resident Opportunity and Self-Sufficiency Grants	<b>\$97,000</b>	<b>Jobs Plus / Senior Citizen Assistants (RSDM)</b>
g) Community Development Block Grant	<b>\$565,000</b>	<b>Community Service Center</b>
h) HOME	-	
<b>Other Federal Grants</b>		
a) Safe Neighborhoods & COPS	<b>N/A</b>	
<b>2. Prior Year Federal Grants (unobligated funds only)</b>		
a) Prior Year Capital Fund Receipts	<b>\$11,400,000</b>	
b) Prior Year Drug Elimination	<b>N/A</b>	
<b>1. Public Housing Dwelling Rental Income</b>	<b>\$27,400,000</b>	<b>Operations</b>
<b>4. Other Income/Resources</b>		
a) Investment Income	<b>\$4,000,000</b>	<b>Operations</b>
b) Section 8 Admin Retained Earnings	<b>\$5,700,000</b>	
c) Public Housing Retained Earnings	-	<b>Operations</b>
d) Section 8 Welfare to Work Admin Fees	<b>N/A</b>	
<b>4. Non-Federal Sources</b>	<b>N/A</b>	
<b>Total Resources</b>		
	<b>\$499,262,000</b>	

### **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. In 2008 phase, two of Dana Rebuild (Wilmington Town-homes) came on line. Both Pueblo Del Sol and Dana Rebuild are under the management of a private management agent. The management agent for each of these 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 Dana Rebuild 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**

**Pueblo Del Sol  
1201 Gabriel Garcia Marquez  
Los Angeles, CA**

**Harbor View/Wilmington Townhouses  
326 King Avenue  
Willmington, CA**

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

- Dana Rebuild (Harbor View & Wilmington Townhouses)
- 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? 4

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 and who has been employed for at least 6 months prior to determination of eligibility; 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 and who has been employed for at least 6 months prior to determination of eligibility; 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>	
IMPERIAL COURTS	490	<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 general occupancy family public housing developments, 5 are below the 85% and some above the 115% threshold.</li> <li>❖ No additional deconcentration efforts are needed.</li> </ul>		
NICKERSON GARDENS	1066			
JORDAN DOWNS	700			
ESTRADA COURTS	414			
SAN FERNANDO GARDENS	448			
MAR VISTA GARDENS	601			
GONZAQUE	182			
AVALON GARDENS	164			

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)

**The HACLA uses two outside vendors who provide criminal records obtained from court databases nationwide.**

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 extend up to a maximum of 120 days.**  
➤ **For disabled individuals, the initial voucher period is 60 days with the ability to extend up to a maximum of 240 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) refer to **(5) Special purpose section 8 assistance programs**

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

Former Federal preferences

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

Other preferences (select all that apply)

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

- N/A Working families and those unable to work because of age or disability
- 3 Date and Time**
- 2 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)

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

**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:

**Proposed 2009 Flat Rents**

<b>Zero bedroom</b>	<b>=</b>	<b>\$ 516</b>
<b>One bedroom</b>	<b>=</b>	<b>\$ 608</b>
<b>Two bedrooms</b>	<b>=</b>	<b>\$ 762</b>
<b>Three bedrooms</b>	<b>=</b>	<b>\$ 842</b>
<b>Four bedrooms</b>	<b>=</b>	<b>\$ 969</b>
<b>Five bedrooms</b>	<b>=</b>	<b>\$1161</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.**
- **Flat Rents for 2009 are based upon a 3% increase since 2004 to reflect changes in the local housing rental market.**

**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)

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

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

Other (list below)

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

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

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

d. 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**

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

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

➤ **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 2008</b>	<b>Expected Turnover</b>
Public Housing	6,749	536
S8 Vouchers & Ports	34,478	2,345
S8 Homeownership	36	2
SRO - Homeless	2,014	137
Project-based Certificates	1,008	69
Aftercare	199	14
VASH	47	1
Family Unification	166	11
Prepaid Mortgage	583	40
Expiring Projects	476	32
Welfare to Work	850	58
Opt-out	260	18
Medicaid Waiver	71	5
HOPE VI, Etc.	139	9
Section 8 Mod Rehab	1,209	82
HOPWA Conversions	63	4
Certain Developments	11	1
Public Housing Drug Elimination Program (PHDEP)	N/A	
<b>OTHER FEDERAL PROGRAMS</b>		
HOPWA	366	25
Shelter Plus Care	1523	104
New Construction	3,371	229

### 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**
- **S8 Annual Income Guidebook**
- **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:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

### 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)**

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

- PHA main administrative office  
 Other (list below)

➤ **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

- **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:

- 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 (Mixed Financing) 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 2009, the Housing Authority will continue with a mixed-financed redevelopment of Harbor View (formerly Dana Strand Village).**
- **The Housing Authority is currently in the early planning phase of the Jordan Downs Redevelopment Project. After securing a 20-acre parcel immediately adjacent to the development in April, HACLA has begun a significant community outreach effort. We are currently meeting with the residents and other key stakeholders to establish the Community Advisory Committee. HACLA communicates regularly with key City, State and Federal officials regarding this project.**

- 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)**
- **Jordan Downs, 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.)

**Demolition/Disposition Activity Description**

1a. Development name: **Jordan Down**

1b. Development (project) number: **AMP# CA004000416**

2. Activity type: Demolition  Disposition

3. Application status (select one)

Approved

Submitted, pending approval  Submitted

Planned application

4. Date application approved, submitted, or planned for submission:

**Planned for Submission – December 2008**

5. Number of units affected: **700**

6. Coverage of action (select one)

Part of the development -

Total development(s) - **Disposition**

7. Timeline for activity:

a. Actual or **projected** start date of activity: **June 30, 2009**

b. Actual end date of activity:

Jordan Downs is the family public housing site being proposed to be disposed from the public housing inventory and its information is as follows:

HUD Project (AMP) #	Site Name	Site Address		# Units
AMP# CA004000416	Jordan Downs	9800 Grape St., Los Angeles	90002	700

*As stated in the 2008 Final Agency Plan, HACLA proposed a tenant in place change in subsidies (HUD's official term is disposition) of Jordan Downs listed above. This would be done as a means of advancing the redevelopment efforts of Jordan Downs.*

*It is envisioned that redevelopment will increase the number of affordable housing units now available, including full one-for-one replacement of the public housing units, a sizable number of workforce-housing units, market-rate rental, and homeownership units. Additional possibilities include retail and educational/workforce development components.*

*Upon approval of the disposition of Jordan Downs 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 the site. In this manner, current residents of Jordan Downs will be fully protected.*

*As part of its 2008 Agency Plan, the Housing Authority of the City of Los Angeles (HACLA) proposed the disposition of Jordan Downs. In case an application is not submitted by December 30, 2008, the HACLA will resubmit an application in 2009. The information provided in its 2008 HUD approved Agency Plan is being included in its 2009 Agency Plan for this purpose.*

The timetable for disposition activity is proposed as the following:

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

**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.)

5. 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**

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

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

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

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

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. )

<b><u>Services and Programs</u></b>				
<b>Program Name &amp; Description (including location, if appropriate)</b>	<b>Estimated Size</b>	<b>Allocation Method (waiting list/random selection/specific criteria/other)</b>	<b>Access (development office / PHA main office / other provider name)</b>	<b>Eligibility (public housing or section 8 participants or both)</b>
<p><b>Employment Technical Centers.</b> <i>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>	<i>Located at 11 housing developments</i>	<i>Universal access</i>	<i>Resident Services Dept, Development Office / Community Center / Social Hall</i>	<i>Both</i>
<p><b>Workforce Investment Act.</b> Located at 3 housing developments. <i>Imperial Courts, Jordan Downs, and Nickerson 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>	<i>3 housing developments</i>	<i>Universal access</i>	<i>Resident Services Dept, Development Office / Community Center / Social Hall</i>	<i>Both</i>

<p><b>Community Development Block Grant.</b> Located at 11 housing developments. <i>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> 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>Both</p>
<p><b>Housing Based Day Supervision:</b> Located at 4 housing developments. <i>Imperial Courts, Ramona Gardens, San Fernando Gardens, Jordan Downs.</i> 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 activities for youth ages 8-18.</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>Both</p>
<p><b>Resident Opportunity for Self-Sufficiency (ROSS):</b> Resident Services Delivery Model (RSDM) Neighborhood Networks Family Homeownership Elderly/Persons with Disabilities 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:  Provide employment and training services to adult, elderly, and at-risk youth housing residents and surrounding communities with an emphasis on civic engagement and community support.</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>Both</p>

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

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
<b>Program</b>	<b>Required Number of Participants (start of FY 2008 Estimate)</b>	<b>Actual Number of Participants (As of: 12/31/08)</b>
<b>Public Housing</b>	<b>N/A</b>	<b>N/A</b>
<b>Section 8</b>	<b>1,513*</b>	<b>1,710</b>

\*HUD granted a waiver reducing "Required Number of Participants" to 1,513 due to insufficient funding per letter dated January 25, 2008.

- 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)

#### **Rates over 100 per capita**

- = Nickerson Gardens
- = Imperial Courts
- = Avalon Gardens
- = Gonzaque Village

#### **Rates under 100 per capita**

- = Rancho San Pedro
- = Pico/Las Casitas
- = Estrada
- = San Fernando
- = Ramona Gardens
- = William Mead
- = Rose Hill
- = Mar Vista
- = Jordan Downs
- = Pueblo Del Rio

**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.**
  - **Security Cameras, as funding becomes available, Security cameras are being installed in the family developments.**

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
= Gonzaque Village	= San Fernando	= Pueblo Del Rio
	= Ramona Gardens	
	= 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**

### C. 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? **will be submitted on/or before due date 9/30/08**
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 2009 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
    - **Attachment 18-3**
  - B. Resident Membership on the PHA Governing Board
    - **Attachment 18-4**
  - C. Progress in Meeting the 5-Year Plan Missions and Goals
    - **Attachment 18-5**
  - D. Section 8 Homeownership Capacity Statement
    - **Attachment 18-6**
2. Definition of Substantial Deviation from Agency Plan
  - **Attachment 18-7**
3. Intention to Project Base Section 8 Vouchers Statement
  - **Attachment 18-8**
4. Resident Satisfaction Survey Follow-Up
  - **Attachment 18-9**
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
  - **The above certificates will be included in the final version of the 2009 Agency Plan.**

## **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 2009 Annual Statement and Five Year Plan	<b>ca004b01</b>
<b>7-2</b>	Capital Fund Program Performance/Evaluation Reports 1999 - 2008	<b>ca004c01</b>
<b>7-3</b>	Capital Fund Program Replacement Housing Factor	<b>ca004d01</b>
<b>18-1</b>	Response to Comments	<b>ca004e01</b>
<b>18-2</b>	Certificate of Consistency With the Consolidated Plan	<b>ca004f01</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>ca004g01</b>
<b>18-6</b>	Section 8 Homeownership Capacity Statement	<b>ca004g01</b>
<b>18-7</b>	Significant Changes to the Agency Plan	<b>ca004h01</b>
<b>18-8</b>	Intention to Project Base Vouchers Statement	<b>ca004i01</b>
<b>18-9</b>	PHAS Resident Survey Follow-Up	<b>ca004j01</b>
<b>18-10</b>	PHA Plan Certification of Compliance With PHA Plans and Related Regulations	<b>ca004k01</b>
<b>18-11</b>	Certiication of Drug Free Work Place	<b>ca004k01</b>
<b>18-12</b>	Certification of Payment to Influence Federal Transaction	<b>ca004k01</b>
<b>18-13</b>	Organizational Chart	<b>ca004l01</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:

- Avalon Gardens Resident Advisory Council
- Estrada Courts Resident Management Corporation
- Hacienda Village Resident Management Corporation
- Imperial Courts Resident Advisory Council
- Independent Square, Resident Advisory Council
- Jordan Downs Resident Management Corporation
- Mar Vista Gardens Resident Management Corporation
- Nickerson Gardens Resident Management Corporation
- Pico Gardens-Aliso Extension Resident Advisory Council
- Pueblo Del Rio Resident Management Corporation
- Ramona Gardens Resident Advisory Council
- Rancho San Pedro Resident Advisory Council
- Rose Hill Courts Resident Advisory Council
- San Fernando Gardens Resident Advisory Council
- William Mead Homes Resident Advisory Council

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

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

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

- The Board of Commissioners for the Housing Authority of the City of Los Angeles consists of seven members, two of which are required to be current residents. Of the two resident commissioners, one must be over 62 years of age.
- Resident commissioners are appointed for a term of no more than two years and there is no limit to the number of terms that a resident may be appointed.
- Resident commissioners are appointed by the Mayor of the City of Los Angeles, subject to confirmation by the City Council of the City of Los Angeles.
- Recommendations for appointments are provided to the Mayor's Office by HACLA staff, City Councilpersons, and other sources.
- The resident commissioners are as follows:
  - Maria Del Angel, Estrada Courts
  - Lucelia Hooper - Nickerson Gardens

**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>CA16P004-501-09</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2009</b>
--	---	--

Original Annual Statement    Reserve for Disasters/Emergencies    Revised Annual Statement/Revision Number \_\_\_\_\_  
 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	764,000	0	0	0
	Management Improvements Hard Costs		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	750,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	2,531,000	0	0	0
10	1460 Dwelling Structures	7,120,000	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	85,000	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	1502 Contingency	0	0	0	0
20	<b>Amount of Annual Grant: (sum of lines 1-19)</b>	<b>17,500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Amount of line 20 Related to LBP Activities	400,000	0	0	0
	Amount of line 20 Related to Sect. 504 compliance	1,673,430	0	0	0
	Amount of line 20 Related to Security –Soft Costs	500,000	0	0	0
	Amount of Line 20 related to Security-- Hard Costs	300,000	0	0	0
	Amount of line 20 Related to Energy Conservation Measures	1,500,000	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:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-09				2009		
		Replacement Housing Factor Grant No:						
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 Transfer to Operations</b>	<b>1406</b>		<b>3,500,000</b>				
<b>CAL-4XX</b>	<b>Authority Wide – Management Improvements</b>	<b>1408</b>		<b>764,000</b>				
	a. Resident Relations Dept. – Coordination of services, programs, admin & operations. Provides administrative services including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		256,000				
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		85,000				
	c. Resident Leadership Training Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident	1408		56,000				
	organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections							

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-09				2009		
		Replacement Housing Factor Grant No:						
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	
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff	1408		34,000				
	e. Senior Activities Coordinates multi-cultural social, inter-generation, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist Senior clubs with fundraising activities	1408		49,000				

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-09				2009		
		Replacement Housing Factor Grant No:						
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	
	f. Youth Sports	1408		72,000				
	Encourages youth participation 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.							
	g. Resident Advisory BD (RAB)	1408						
	1. RAB Secretary			15,500				
	2. Overhead: Training/Travel/Other			27,000				

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-09				2009		
		Replacement Housing Factor Grant No:						
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	
	h. Funding for Resident Newspaper	1408		24,000				
	i. Employee Training – Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs							
	1. Housing Authority-wide employee training (related to conventional housing program)			56,000				
	2. Safety Training			42,000				
	3. Training for Mod.			12,500				
	j. Resident Training for Sect. 3 Opportunities	1408		35,000				
<b>CAL-4XX</b>	<b>Authority Wide Administrative Costs</b>	<b>1410</b>		<b>1,750,000</b>				
	A. Administrative Salaries			1,150,000				
	Dev. Director Asst. Director Const. Asst. Director Real Estate. Project Manager (4) Administrative Analyst Environmental Coord. Contract Admin. Community. Dev. Mngr Budget Analyst Admin. Assistant (1) Secretary (2) Management Clerk (4)							

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-09				2009		
		Replacement Housing Factor Grant No:						

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. Allocation of Direct Costs for the following support/Admin. Depts.. (Based on time-allocation study):	1410		250,000				
	Executive General Services Planning Finance/budget Human Resources IT							
	C. Other Eligible Admin.	1410		350,000				
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							
<b>CAL-4XX</b>	<b>Fees and Costs</b>	<b>1430</b>		<b>750,000</b>				
	Authority Wide A/E Fund	1430.1		200,000				
	Authority Wide CFP Planning Costs	1430.19		50,000				
	Authority Wide Inspection Costs	1430.7		500,000				
<b>CAL-4XX</b>	<b>Site Improvements</b>	<b>1450</b>		<b>2,531,000</b>				
CAL 4-26	Repair Boilers	1450		181,000				
Independent Square								
CAL 4-16	Security Enhancements	1450		2,000,000				
Jordan Downs								
CAL-XX	Playground Re-surfacing	1450		350,000				

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-09				2009		
		Replacement Housing Factor Grant No:						
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>Dwelling Structures</b>	<b>1460</b>		<b>7,120,000</b>				
CAL 4-07	Install Window and Security Doors	1460		70,000				
Estrada Courts Extension	Roof Replacement (6 buildings)	1460		300,000				
CAL 4-13	Roof Replacement	1460		480,000				
Nickerson Gardens								
CAL 4-03	Install Window and Security Doors	1460		80,000				
Pueblo Del Rio								
CAL 4-15	Install Window and Security Doors	1460		70,000				
Pueblo Del Rio Ext								

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: <b>CA16P004-501-09</b>				2009		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
CAL 4-17	Install Window and Security Doors	1460		70,000				
Rancho San Pedro Ext.								
CAL 4-22	Roof Replacement	1460		1,900,000				
San Fernando Gardens								
CAL 4-XX	Authority Wide Non-Routine Maintenance							
	Fire Repairs	1460		450,000				
	504/VCA alterations	1460		1,600,000				
	Asbestos Abatement	1460		2,100,000				
<b>CAL-4XX</b>	<b>Authority Wide Non-Dwelling Structures</b>	<b>1470</b>		<b>85,000</b>				
CAL 4-09	Install Fencing Near Social Hall	1470		25,000				
Avalon Gardens								
CAL 4-07	Electrical Upgrade at Mgmt Office	1470		60,000				
Estrada Courts								

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-09				2009		
		Replacement Housing Factor Grant No:						
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 Dwelling and Non-dwelling Equipment Costs</b>	<b>1475</b>		<b>500,000</b>				
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.							
<b>CAL-4XX</b>	<b>Authority Wide Relocation Fund</b>	<b>1495.1</b>		<b>500,000</b>				
	Grand Fund Total			<b>17,500,000</b>				

**Annual Statement/Performance and Evaluation Report**

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

**Part III: Implementation Schedule**

PHA Name:	Grant Type and Number	Federal FY of Grant:
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Capital Fund Program No: CA16P004-501-09	2009

Replacement Housing Factor No:
--------------------------------

Development Number Name/HA-Wide Activities	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates
	(Quarter Ending Date)			(Quarter Ending Date)			
	Original	Revised	Actual	Original	Revised	Actual	
CAL 4-26							
Independent Square	30-Sep-11			30-Sep-13			
CAL 4-16							
Jordan Downs	30-Sep-11			30-Sep-13			
CAL 4-07							
Estrada Courts	30-Sep-11			30-Sep-13			
CAL 4-13							
Nickerson Gardens	30-Sep-11			30-Sep-13			
CAL 4-03							
Pueblo Del Rio	30-Sep-11			30-Sep-13			
CAL 4-15							
Pueblo Del Rio Ext	30-Sep-11			30-Sep-13			
Cal 4-17							
Rancho San Pedro Ext.	30-Sep-11			30-Sep-13			
CAL 4-22							
San Fernando Gardens	30-Sep-11			30-Sep-13			
CAL 4-06							
William Mead Homes	30-Sep-11			30-Sep-13			

**Annual Statement/Performance and Evaluation Report**

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

**Part III: Implementation Schedule**

PHA Name:		Grant Type and Number				Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program No: CA16P004-501-09				2009	
		Replacement Housing Factor No:					
Development Number Name/HA-Wide Activities	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates
	(Quarter Ending Date)			(Quarter Ending Date)			
	Original	Revised	Actual	Original	Revised	Actual	
CAL 4-09							
Avalon Gardens	30-Sep-11			30-Sep-13			
CAL 4-XX	30-Sep-11			30-Sep-13			
Authority Wide Non Routine Maintenance							

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan				
Housing Authority of the City of Los Angeles		<input type="checkbox"/> Revision No:				
A. Development Number/Name/HA-Wide	Year 1	Work Statement - Year 2	Work Statement - Year 3	Work Statement - Year 4	Work Statement - Year 5	
		FFY Grant: 2010	FFY Grant: 2011	FFY Grant: 2012	FFY Grant: 2013	
	FFY 2009	PHA FY: 2010	PHA FY: 2011	PHA FY: 2012	PHA FY: 2013	
4-01 Ramona Gardens	Annual Statement	250,000	2,000,000	250,000	250,000	
4-03 Pueblo Del Rio		250,000	250,000	250,000	250,000	
4-04 Rancho San Pedro		200,000	200,000	200,000	200,000	
4-06 William Mead		400,000	400,000	400,000	400,000	
4-07 Estrada Courts		200,000	200,000	200,000	200,000	
4-08 Rose Hill		500,000	500,000	500,000	500,000	
4-09 Avalon Gardens		200,000	200,000	200,000	200,000	
4-10 Gonzaque Village		200,000	200,000	200,000	200,000	
4-13 Nickerson Gardens		2,000,000	500,000	500,000	2,000,000	
4-15 Pueblo del Rio Extension		200,000	200,000	200,000	200,000	
4-16 Jordan Downs		500,000	500,000	2,000,000	500,000	
4-17 Rancho San Pedro Ext.		500,000	500,000	500,000	500,000	
4-19 Imperial Courts		500,000	250,000	500,000	500,000	
4-20 Estrada Courts Extension		500,000	500,000	500,000	500,000	
-continued-						
4-21 Mar Vista Gardens		Annual Statement	400,000	400,000	400,000	400,000

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan			
Housing Authority of the City of Los Angeles		<input type="checkbox"/> Revision No:			
A. Development Number/Name/HA-Wide	Year 1	Work Statement - Year 2	Work Statement - Year 3	Work Statement - Year 4	Work Statement - Year 5
		FFY Grant: 2010	FFY Grant: 2011	FFY Grant: 2012	FFY Grant: 2013
	FFY 2009	PHA FY: 2010	PHA FY: 2011	PHA FY: 2012	PHA FY: 2013
4-22 San Fernando Gardens		450,000	450,000	450,000	450,000
4-xx Scattered Sites		0	0	0	0
4-xx Senior Sites		0	0	0	0
4-xx Authority Wide Non-Routine Maintenance		400,000	400,000	400,000	400,000
Physical Improvements Subtotal (1460)		7,650,000	7,650,000	7,650,000	7,650,000
Operations (1406)		3,500,000	3,500,000	3,500,000	3,500,000
Management Improvements (1408)		1,000,000	1,000,000	1,000,000	1,000,000
Administration (1410)		1,750,000	1,750,000	1,750,000	1,750,000
Fees and Cost (1430)		1,000,000	1,000,000	1,000,000	1,000,000
Site Improvement (1450)		1,000,000	1,000,000	1,000,000	1,000,000
Non-dwelling Structures (1470)		100,000	100,000	100,000	100,000
Non-dwelling equipment (1475)		500,000	500,000	500,000	500,000
Relocation Costs (1495)		1,000,000	1,000,000	1,000,000	1,000,000
Demolition		0	0	0	0
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>

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for	Activities for Year 2			Activities for Year 3		
Year 1	FFY 2010			FFY 2011		
	PHA FY: 2010			PHA FY: 2011		
FFY: 2009	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>CAL – XX Authority Wide Roofing Replacement</b>	TBD	3,000,000	<b>CAL – XX Authority Wide Roofing Replacement</b>	TBD	3,000,000
	<b>Site Work</b>		300,000	<b>Site Work</b>		300,000
	<b>CAL – XX Authority Wide Major Repairs</b>	TBD	1,500,000	<b>CAL – XX Authority Wide Major Repairs</b>	TBD	1,500,000
	<b>CAL – XX Authority Wide 504/VCA Alterations</b>	TBD	750,000	<b>CAL – XX Authority Wide 504/VCA Alterations</b>	TBD	750,000
	<b>CAL – XX Authority Wide Health and Safety Alterations</b>	TBD	800,000	<b>CAL – XX Authority Wide Health and Safety Alterations</b>	TBD	800,000
	<b>CAL – XX Authority Wide Dwelling Unit Fire Repairs</b>	TBD	500,000	<b>CAL – XX Authority Wide Dwelling Unit Fire Repairs</b>	TBD	500,000
	<b>CAL – XX Authority Wide Asbestos Abatement</b>	TBD	800,000	<b>CAL – XX Authority Wide Asbestos Abatement</b>	TBD	800,000
	<b>Subtotal of Estimated Cost</b>		<b><u>7,650,000</u></b>	<b>Subtotal of Estimated Cost</b>		<b><u>7,650,000</u></b>

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for	Activities for Year 4			Activities for Year 5		
Year 1	FFY 2012			FFY 2013		
	PHA FY: 2012			PHA FY: 2013		
FFY: 2009	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>CAL – XX Authority Wide Roofing Replacement</b>	TBD	3,000,000	<b>CAL – XX Authority Wide Roofing Replacement</b>	TBD	3,000,000
	<b>Site Work</b>		300,000	<b>Site Work</b>		300,000
	<b>CAL – XX Authority Wide Major Repairs</b>	TBD	1,500,000	<b>CAL – XX Authority Wide Major Repairs</b>	TBD	1,500,000
	<b>CAL – XX Authority Wide 504/VCA Alterations</b>	TBD	750,000	<b>CAL – XX Authority Wide 504/VCA Alterations</b>	TBD	750,000
	<b>CAL – XX Authority Wide Health and Safety Alterations</b>	TBD	800,000	<b>CAL – XX Authority Wide Health and Safety Alterations</b>	TBD	800,000
	<b>CAL – XX Authority Wide Dwelling Unit Fire Repairs</b>	TBD	500,000	<b>CAL – XX Authority Wide Dwelling Unit Fire Repairs</b>	TBD	500,000
	<b>CAL – XX Authority Wide Asbestos Abatement</b>	TBD	800,000	<b>CAL – XX Authority Wide Asbestos Abatement</b>	TBD	800,000
	<b>Subtotal of Estimated Cost</b>		<b><u>7,650,000</u></b>	<b>Subtotal of Estimated Cost</b>		<b><u>7,650,000</u></b>

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for	Activities for Year 2			Activities for Year 3		
Year 1	FFY 2010			FFY 2011		
	PHA FY: 2010			PHA FY: 2011		
FFY: 2009	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<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	700,000	<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	700,000
	<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	80,000	<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	80,000

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for	Activities for Year 2			Activities for Year 3		
Year 1	FFY 2010			FFY 2011		
	PHA FY: 2010			PHA FY: 2011		
FFY: 2009	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<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 –</b> Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs	1408	125,000	<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	1408	125,000
	<b>Subtotal of Estimated Cost:</b>		<b><u>1,000,000</u></b>	<b>Subtotal of Estimated Cost:</b>		<b><u>1,000,000</u></b>

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for	Activities for Year 4			Activities for Year 5		
Year 1	FFY 2012			FFY 2013		
	PHA FY: 2012			PHA FY: 2013		
FFY: 2009	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
	<b>a. Resident Participation Center:</b>	1408	700,000	<b>a. Resident Participation Center:</b>	1408	700,000
	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.			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 Leadership Training:</b>	1408	80,000	<b>b. Resident Leadership Training:</b>	1408	80,000
	Strives to strengthen resident leadership skills of resident government bodies in HACLA			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			developments. Provides centralized leadership training to resident organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections		

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for	Activities for Year 4			Activities for Year 5		
Year 1	FFY 2012			FFY 2013		
	PHA FY: 2012			PHA FY: 2013		
	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development No. / Name / General Description of Major Work Categories	Quantity	Estimated Cost
FFY: 2009						
	<b>c. Community Service Centers:</b>	1408	95,000	<b>c. Community Service Centers:</b>	1408	95,000
	Coordinates multi-cultural social, inter-generation, health related, and educational events for residents in public housing.			Coordinates multi-cultural social, inter-generation, health related, and educational events for residents in public housing.		
	<b>d. 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>	1408	125,000	<b>d. 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>	1408	125,000
	<b>Subtotal of Estimated Cost:</b>		<b><u>1,000,000</u></b>	<b>Subtotal of Estimated Cost:</b>		<b><u>1,000,000</u></b>

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<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> <b>2008</b>
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input type="checkbox"/> Performance and Evaluation Report for Period Ending <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-CFP Funds				
2	1406 Operations	3,561,683	0	0	0
3	1408 Management Improvements Soft Costs	600,000	0	0	0
	Management Improvements Hard Costs		0	0	0
4	1410 Administration	1,780,841	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	1,000,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	750,000	0	0	0
10	1460 Dwelling Structures	9,315,890	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures		0	0	0
13	1475 Non-dwelling Equipment	300,000	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	1502 Contingency	0	0	0	0
20	<b>Amount of Annual Grant: (sum of lines 1-19)</b>	<b>17,808,414</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Amount of line 20 Related to LBP Activities	0	0	0	0
	Amount of line 20 Related to Sect. 504 compliance	0	0	0	0
	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
	Amount of Line 20 related to Security-- Hard Costs	0	0	0	0
	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

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

PHA Name:		Grant Type and Number					Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: <b>CA16P004-501-08</b>					2008		
		Replacement Housing Factor Grant No:							
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 Transfer to Operations</b>	<b>1406</b>		<b>3,561,683</b>					
<b>CAL-4XX</b>	<b>Authority Wide – Management Improvements</b>	<b>1408</b>		<b>600,000</b>					
	a. Resident Participation Center - 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		320,000					
	b. Resident Leadership Training: 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.	1408		120,000					

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: <b>CA16P004-501-08</b>				<b>2008</b>		
		Replacement Housing Factor Grant No:						
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	
	c. Community Service Centers: Coordinates multi-cultural social, inter- generation, health related, and educational events for seniors who reside in public housing.	1408		110,000				
	d. Employee Training – Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs							
	e. Housing Authority-wide employee training (related to conventional housing program)			50,000				
<b>CAL-4XX</b>	<b>Authority Wide Administrative Costs</b>	<b>1410</b>		<b>1,780,841</b>				
	A. Administrative Salaries			1,118,841				
	Dev. Director Asst. Director Const. Asst. Director Real Estate. Project Manager (4) Administrative Analyst Environmental Coord. Contract Admin. Community. Dev. Mngr Budget Analyst Admin. Assistant (1) Secretary (2) Management Clerk (4)							
	B. Allocation of Direct Costs for the following support/Admin. Depts.. (Based on time-allocation study):	1410		280,000				

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: <b>CA16P004-501-08</b>				2008		
		Replacement Housing Factor Grant No:						
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	
	Executive General Services Planning Finance/budget Human Resources IT							
	C. Other Eligible Admin.	1410		382,000				
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							
<b>CAL-4XX</b>	<b>Fees and Costs</b>	<b>1430</b>		<b>1,000,000</b>				
	Authority Wide A/E Fund	1430.1		350,000				
	Authority Wide Environemtnal Consulting Fess	1430		400,000				
	Authority Wide CFP Planning Costs	1430.19		50,000				
	Authority Wide Inspection Costs	1430.7		200,000				
<b>CAL-4XX</b>	<b>Site Improvements</b>	<b>1450</b>		<b>750,000</b>				
CAL 4-22 San Fernando Gardens	Site Work	1450		750,000				
<b>CAL-4XX</b>	<b>Dwelling Structures</b>	<b>1460</b>		<b>9,315,890</b>				
CAL 4-22 San Fernando Gardens	Comprehensive Modernization	1460	68 untis	5,715,000				

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

PHA Name:		<b>Grant Type and Number</b>				<b>Federal FY of Grant:</b>		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: <b>CA16P004-501-08</b>				<b>2008</b>		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
CAL 4-XX	Authority Wide Non-Routine Maintenance							
	Fire Repairs	1460		300,000				
	504/VCA alterations	1460		1,500,000				
	Health and Safety Improvements	1460		300,890				
	Asbestos Abatement	1460		1,500,000				
<b>CAL-4XX</b>	<b>Authority Wide Dwelling and Non-dwelling Equipment Costs</b>	<b>1475</b>		<b>300,000</b>				
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.							
<b>CAL-4XX</b>	<b>Authority Wide Relocation Fund</b>	<b>1495.1</b>		<b>500,000</b>				
	Grand Fund Total			<b>17,808,414</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>CA16P004-501-07</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 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	0
3	1408 Management Improvements Soft Costs	1,542,000	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	1,750,000	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	1,000,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	930,000	0	0	0
10	1460 Dwelling Structures	8,501,834	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	300,000	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	0	0	0
20	1502 Contingency	0	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>	<b><u>0</u></b>
22	Amount of line 21 Related to LBP Activities	475,000	0	0	0
23	Amount of line 21 Related to Sect. 504 compliance	1,100,000	0	0	0
24	Amount of line 21 Related to Security –Soft Costs	590,000	0	0	0
25	Amount of Line 21 related to Security-- Hard Costs	158,402	0	0	0
26	Amount of line 21 Related to Energy Conserv. Meas.	375,000	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>CA16P004-501-07</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2007</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL 4-13</b>	<b>Roof Replacement</b>	1460	2 Bldgs.	<b>416,667</b>				Work will be performed under outside
<b>Nickerson Gardens</b>								Construction contract.
<b>CAL 4-16</b>	<b>Roof Replacement</b>	1460	2 Bldgs.	<b>416,667</b>				Work will be performed under outside
<b>Jordan Downs</b>								Construction contract.
<b>CAL 4-19</b>	<b>Roof Replacement</b>	1460	2 Bldgs.	<b>416,667</b>				Work will be performed under outside
<b>Imperial Courts</b>								Construction contract.
<b>CAL 4-22</b>	<b>Comprehensive Modernization</b>	1460	68 units	<b>4,601,833</b>				Work will be done by the
<b>San Fernando Gardens</b>	Site Work	1450		<b>680,000</b>				Authority's Force Account Construction group.
	<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>B. Fringe Benefits</b>	1410		<b>419,970</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>CA16P004-501-07</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2007</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>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>	1430.19		<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>				

**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>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL-4XX</b>	<b>Authority Wide Relocation Fund</b>	1495.1		<b>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 Services</b> – Coordination of resident services and leadership training programs, including language services, administration & operations.	1408		800,000				
	<b>c. Resident Participation</b> Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		120,000				
	<b>d. Resident Activities</b> Coordinates multi-cultural social,	1408		197,000				

**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>CA16P004-501-07</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2007</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	
	inter-generation, health related, and educational and recreation events for public housing residents							
	<b>e. Employee Training</b> – Career & Professional Development to increase Maintenance and management capacity.							
	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>18,154,792</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	<b>Grant Type and Number</b> Capital Fund Program No: : <b>CA16P004-501-07</b> Replacement Housing Factor No:	<b>Federal FY of Grant:</b> <b>2007</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 4-13							
Nickerson Gardens	30-Sep-08			30-Sep-10			
CAL 4-16							
Jordan Downs	30-Sep-08			30-Sep-10			
CAL 4-19							
Imperial Courts	30-Sep-08			30-Sep-10			
CAL 4-22							
San Fernando Gardens	30-Sep-08			30-Sep-10			
CAL 4-XX							
Authority Wide Non- Routine Maintenance	30-Sep-08			30-Sep-10			

# 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: **06-01-08**  
 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	0
3	1408 Management Improvements Soft Costs	1,719,300	1,719,300	1,719,300	0
	Management Improvements Hard Costs	0	0	1,719,300	0
4	1410 Administration	1,719,300	1,864,766	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	803,573	877,768	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,275,000	1,405,000	0	0
10	1460 Dwelling Structures	9,726,000	10,831,000	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	450,000	450,000	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	500,000	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization Expenses or Debt Service	0	0		
20	1502 Contingency	0	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>	<b>0</b>
22	Amount of line 21 Related to LBP Activities	266,000	0	0	0
23	Amount of line 21 Related to Sect. 504 compliance	535,000	0	0	0
24	Amount of line 21 Related to Security –Soft Costs	515,000	0	0	0
25	Amount of Line 21 related to Security-- Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	830,000	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>CA16P004-501-06</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL 4-03</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.

# 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 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 4-20</b>	<b>504/VCA Transition Plan</b>			<b>35,000</b>	<b>35,000</b>			
<b>Estrada Courts Extn.</b>	Site Accomodations & Improvements	1450	As Needed	35,000	35,000			Work will be bid and performed by outside construction contractor
<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	1410		1,031,590	1,031,590			

**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 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	
	Secretary Management Clerks							
	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	1430.19		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	1475.2		450,000	450,000			

**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>CA16P004-501-06</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	construction equipment.							
<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			

**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 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. 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		106,640	106,640			
	<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	1408		154,440	154,440			

**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 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	
	efforts of resident Youth Councils including fundraising and event planning.							
	<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</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)			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			<b>17,193,173</b>	<b>18,647,834</b>	<b>4,438,600</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>CA16P004-501-06</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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P004-501-05 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2005</b>
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending:  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000,000	1,000,000	1,000,000	1,000,000
3	1408 Management Improvements Soft Costs	1,929,382	969,062	969,062	969,062
	Management Improvements Hard Costs				
4	1410 Administration	1,929,382	1,929,382	1,929,382	1,929,382
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	800,000	1,472,880	1,472,880	779,451
8	1440 Site Acquisition	0			
9	1450 Site Improvement	1,078,000	1,078,000	1,078,000	1,078,000
10	1460 Dwelling Structures	10,707,000	11,683,928	11,683,928	10,707,000
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Non-dwelling Structures	0	179,666	179,666	0
13	1475 Non-dwelling Equipment	800,000	534,588	534,588	534,588
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	1,000,000	446,312	446,312	446,312
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	50,054	0	0	0
20	<b>Amount of Annual Grant: (sum of lines 1-19)</b>	<b>19,293,818</b>	<b>19,293,818</b>	<b>19,293,818</b>	<b>17,982,842</b>
	Amount of line 20 Related to LBP Activities	475,000	475,000	0	0
	Amount of line 20 Related to Sect. 504 compliance	380,000	380,000	0	0
	Amount of line 20 Related to Security –Soft Costs	690,000	690,000	0	0
	Amount of Line 20 related to Security-- Hard Costs	158,402	158,402	0	0
	Amount of line 20 Related to Energy Conservation Measures	475,000	475,000	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: CA16P004-501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL 4-03</b>	<b>Comprehensive Modernization</b>			<b>3,300,000</b>				
<b>Pueblo Del Rio</b>	Site Work	1450	51 units	363,000				Work will be performed by PHA's Force Construction personnel
	Metalwork/Carpentry	1460	51 units	396,000				
	Insulation and Roofing	1460	51 units	132,000				
	Doors & Windows	1460	51 units	396,000				
	Lath & Plaster and Stucco	1460	51 units	179,225				
	Ceramic Tile	1460	51 units	132,000				
	Resilient Flooring	1460	51 units	132,000				
	Painting	1460	51 units	165,000				
	Range Hoods/Kitchen Cabinetry	1460	51 units	227,586				
	Plumbing & Heating	1460	51 units	568,966				
	Electrical	1460	51 units	608,223				
<b>CAL 4-06</b>				<b>500,000</b>				
<b>William Mead</b>	Electrical Upgrade of dwelling units	1460	250 Units	500,000				Work will be performed by outside construction contractor

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL 4-07</b>	<b>Comprehensive Modernization</b>			<b>3,000,000</b>				Work will be performed by PHA's Force Construction personnel
<b>Estrada</b>	Site Work	1450	48 units	330,000				
<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 construction contractor
<b>Jordan Downs</b>								
<b>CAL 4-19</b>	Roof Replacement (20 Bldgs.)	1460	15 Bldgs.	<b>600,000</b>				Work will be performed by outside construction contractor
<b>Imperial Courts</b>								

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL 4-22</b>	<b>Comprehensive Modernization</b>			<b>3,500,000</b>	<b>4,476,928</b>			
<b>San Fernando Gardens</b>	Site Work	1450	48 units	385,000	415,000			Work will be done by the PHA's
	Metalwork/Carpentry	1460	48 units	420,000	460,000			Force Construction personnel
	Insulation and Roofing	1460	48 units	140,000	160,000			
	Doors and Windows	1460	48 units	420,000	450,000			
	Lath & Plaster and Stucco	1460	48 units	190,086	200,000			
	Ceramic Tile	1460	48 units	140,000	160,000			
	Resilient Flooring	1460	48 units	140,000	160,000			
	Painting	1460	48 units	175,000	195,000			
	Range Hoods/Kitchen Cabinetry	1460	48 units	241,380	300,000			
	Plumbing & Heating	1460	48 units	603,448	654,000			
	Electrical	1460	48 units	645,086	1,322,928			
	Roof Replacement	1460	20 Bldgs	<b>410,000</b>				Work to be performed by outside construction contractor
<b>CAL-4XX</b>	PHA-Wide Construction Items							
<b>CAL 4-21</b>	Electrical Upgrade at Mgmt Office	1470			<b>179,666</b>	<b>179,666</b>		
<b>Mar Vista Gardens</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: CA16P004-501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	<b>Authority Wide Administrative Costs</b>	<b>1410</b>		<b>1,189,548</b>		<b>1,189,548</b>		
	Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Budget Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)							
	Allocation of Direct Costs for the following support/Admin. Depts.. (Based on time-allocation study):	1410						
	Executive General Services Planning Finance/budget Human Resources MIS							
<b>CAL-4XX</b>	<b>B. Fringe Benefits</b>	1410		<b>462,600</b>		<b>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							

**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: CA16P004-501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL-4XX</b>	<b>Authority Wide A/E Fund</b>	1430.1		<b>500,000</b>	<b>950,000</b>	950,000		
<b>CAL-4XX</b>	<b>Authority Wide CFP Planning Costs</b>	1430.19		<b>50,000</b>	<b>50,000</b>	50,000		
<b>CAL-4XX</b>	<b>Authority Wide Inspection Costs</b>	1430.7		<b>250,000</b>	<b>472,880</b>	472,880	28,694	Ongoing
<b>CAL-4XX</b>	<b>Authority Wide Relocation Fund</b>	1495.1		<b>1,000,000</b>	<b>446,312</b>	446,312		
<b>CAL-4XX</b>	<b>Authority Wide Contingency</b>	1502		<b>50,054</b>	0			
<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>	<b>534,588</b>			
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.	1475.2		800,000	534,588			
<b>CAL-4XX</b>	<b>Authority Wide – Management Improvements</b>	<b>1408</b>		<b>1,929,382</b>	<b>969,062</b>			
	<b>a. Resident Relations Dept. –</b> Coordination of services, programs, admin & operations. Provides administrative services including coordination and	1408		566,970	449,062			

# 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: CA16P004-501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.							
	<b>b. Resident Patrol</b> Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		108,100	93,000			
	<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	120,000			
	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	87,000			

**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: CA16P004-501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	<b>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	40,000			
	<b>f. Youth Sports</b> Encourages youth participating in vocational, educational, recreational and cultural programs available to youth. Coordinates transportation for events. Develop Housing Authority sports leagues and tournaments. Design and implement programs to deter youth gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth Councils including fundraising and event planning.	1408		161,792	12,000			
	<b>g. Resident Advisory BD (RAB)</b>	1408						
	1. RAB Secretary			16,247	5,000			
	2. Overhead: Training/Travel/Other			30,074	7,000			

**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: CA16P004-501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	<b>h. Funding for Resident Newspaper</b>	1408		115,802	64,000			
	<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	57,000			
	2. Safety Training			45,992	10,000			
	3. Training for HAPD			38,600	15,000			
	4. Training for Mod.			8,547	5,000			
	<b>j. Resident Training for Sect. 3 Opportunities</b>	1408		133,870	5,000			
	Grand Fund Total			<b>19,293,818</b>	<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 III: Implementation Schedule**

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program No: CA16P004-501-05 Replacement Housing Factor No:					Federal FY of Grant: <b>2005</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
CAL 4-03 Pueblo Del Rio	30-Jun-07			30-Jun-08				
CAL 4-06 William Mead Homes	30-Jun-07			30-Jun-08				
CAL 4-07 Estrada Courts	30-Jun-07			30-Jun-08				
CAL 4-19 Imperial Courts	30-Jun-07			30-Jun-08				
CAL 4-16 Jordan Downs	30-Jun-07			30-Jun-08				
CAL 4-22 San Fernando Gardens	30-Jun-07			31-Dec-08				

## 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: CA16P004-501-04 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <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: **6/01/08**  
 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			

**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: CA16P004-501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL 4-03</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 progress
	Insulation and Roofing	1460	48 units	0				On A/E. Site has been deemed

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	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>Nickerson Gardens</b>								
	Reroof 26 Buildings	1460	26 Bldgs	0				Work delayed. Work will be done
								In future grants.
<b>CAL 4-15</b>	<b>Comprehensive Modernization</b>			<b>1,973,536</b>				
<b>Pueblo Del Rio Ext.</b>	Site Work	1450	22 units	217,089				Work will be done by the
	Metalwork/Carpentry	1460	22 units	236,824				Authority's Force Account
	Insulation and Roofing	1460	22 units	78,941				Construction entity. Work is
	Doors and Windows	1460	22 units	236,824				For the last units of the Comp
	Lath & Plaster and Stucco	1460	22 units	107,184				Mod of this site.
	Ceramic Tile	1460	22 units	78,941				
	Resilient Flooring	1460	22 units	78,941				
	Painting	1460	22 units	98,677				
	Range Hoods/Kitchen Cabinetry	1460	22 units	136,106				
	Plumbing & Heating	1460	22 units	340,265				
	Electrical	1460	22 units	363,742				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL 4-16</b>	<b>Non-Routine Maintenance</b>				<b>0</b>			
<b>Jordan Downs</b>	Reroof 15 Buildings	1460	15 Bldgs	0				Work delayed. Will be done in Future grants
<b>CAL 4-20</b>	<b>Comprehensive Modernization</b>				<b>500,000</b>			
<b>Estrada Courts Extension</b>	Site Work	1450	7 units	55,000				
	Metalwork/Carpentry	1460	7 units	60,000				
	Insulation and Roofing	1460	7 units	20,000				
	Doors and Windows	1460	7 units	60,000				
	Lath & Plaster and Stucco	1460	7 units	27,155				
	Ceramic Tile	1460	7 units	20,000				
	Resilient Flooring	1460	7 units	20,000				
	Painting	1460	7 units	25,000				
	Range Hoods/Kitchen Cabinetry	1460	7 units	34,483				
	Plumbing & Heating	1460	7 units	86,207				
	Electrical	1460	7 units	392,155				
<b>CAL 4-21</b>	<b>Mar Vista Gardens</b>							
	Replace Windows; Instll window Security System; Install Security Screen Doors	1460	200 units	0				Work delayed. Will be done in Future grants.
<b>CAL 4-22</b>	<b>Comprehensive Modernization</b>				<b>3,500,000</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: CA16P004-501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>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 Costs</b>	<b>1410</b>		<b>1,202,978</b>				
	Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Budget Analyst							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
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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 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	
	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>	1430.19		25,000				
<b>CAL-4XX</b>	<b>Authority Wide Inspection Costs</b>	1430.7		189,000				

**Annual Statement/Performance and Evaluation Report**  
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>CAL-4XX</b>	<b>Authority Wide Relocation Fund</b>	<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</b>	1408		274,052				

**Annual Statement/Performance and Evaluation Report**  
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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>Training</b> Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leasershship training to 18 resident							
	organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections							
	<b>d. Resident Community Liaison</b> Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		120,343				
	<b>e. Senior Activities</b> Coordinates multi-cultural social, inter-generation, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist Senior clubs with fundraising, organization and event planning.	1408		40,389				

**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: CA16P004-501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	<b>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				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
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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 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	
	2. Safety Training			46,253				
	3. Train for Public Safety/Security			38,820				
	4. Training for Modernization			8,596				
	<b>j. Resident Training for Sect. 3 Opportunities</b>	1408		134,631				
	Grand Fund Total			<b>19,402,887</b>		<b>19,402,887</b>	<b>19,402,887</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)	<b>17,142,582</b>	<b>17,142,583</b>	<b>17,142,583</b>	<b>17,142,582</b>
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			

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

FFY 2003 CFP - CA16P004-501-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4001 Ramona Gardens</b>	Emergency LBP In-Place Management in response to elevated blood lead report.	1460	As needed	0	32,377	32,377	41,110	Work completed by Force Account Construction (FAC).
	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	1470	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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				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	<b>43,869</b> 39,804	<b>43,869</b> 39,804	<b>6,028</b> 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	<b>480,470</b> 200,000	<b>480,470</b> 200,000	<b>243,047</b> 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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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 Gonzaque 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	963,521 463,521	280,000 280,000	280,000 280,000	76,500 76,500	Work will be done by FAC.
	Reroof 55 buildings	1460	55 bldgs.	500,000	0	0	0	Moved under full fungibility.
<b>CAL 4015 Pueblo del Rio Ext.</b>	<b>Comprehensive Modernization</b>			<b>2,600,571</b>	<b>2,086,712</b>	<b>2,086,712</b>	<b>2,086,711</b>	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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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4016</b> <b>Jordan Downs</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.
	Fire Job, Unit Nos. 411/412	1460	2 Units	0	0	0	168,750	
<b>CAL 4017</b> <b>Rancho San Pedro Ext.</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>CAL 4019</b> <b>Imperial Courts</b>	Replace window bars	1460	As Needed	0	366,714	366,714	82,016	Added via 2003 budget process. WIP by Central Shops.
	Electrical Upgrade	1460	1 Bldg	0	55,828	55,828	63,950	
<b>CAL 4020</b> <b>Estrada Courts Ext.</b>	<b>Comprehensive Modernization</b>			<b>2,639,975</b>	<b>1,296,140</b>	<b>1,296,140</b>	<b>2,463,586</b>	Work in Process. Work performed by FAC.
				<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	
Painting	1460	20 units	116,499	50,116	50,116	171,332		

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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 4021 Mar Vista Gardens</b>	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.	
	Replace concrete gutters and walkways	1450	As Needed	0	703,404	703,404	329,619		0	
	Replace shed doors/roof	1460	As Needed	0	200,000	200,000	0		Added via 2003 budget process. Work to be performed by outside contractor.	
	Replace electrical enclosures	1460	As Needed	0	50,000	50,000	0		Added via 2003 budget process. Work to be performed by FAC.	
	Install security cameras	1460	As Needed	0	123,785	123,785	0		Added via 2003 budget process. Work to be performed by FAC.	
					0	329,619	329,619		329,619	Added under full fungibility. Work completed by outside contractor.
					<b>4,409,999</b>	<b>2,467,130</b>	<b>2,467,130</b>		<b>3,075,173</b>	
<b>CAL 4022 San Fernando Gardens</b>	<b>Comprehensive Modernization</b>			<b>3,999,999</b>	<b>2,234,400</b>	<b>2,234,400</b>	<b>2,842,443</b>			
	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.		
	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			

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<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	190,879	190,879	172,844	Added via 2003 budget process. Work to be performed by FAC.
	Upgrade showers	1460	As Needed	0	26,899	26,899	27,000	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	148,000	148,000	145,844	Added via 2004 budget process. Work to be performed by FAC.
	Install bathroom grab bars	1460	As Needed	0	15,980	15,980	0	Added via 2004 budget process. Work to be performed by FAC.
				0	66,906	66,906	68,507	Work completed by FAC.

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4038</b> <b>Westside Manor</b>	Paint common areas and community room	1460	1 Bldg.	0 0	<b>19,744</b> 19,744	<b>19,744</b> 19,744	<b>16,112</b> 16,112	Added via 2004 budget process. Work completed by FAC.
<b>CAL 4039</b> <b>1100 E. 112th</b>	Paint building exterior	1460	1 Bldg.	0 0	<b>7,940</b> 7,940	<b>7,940</b> 7,940	<b>9,488</b> 9,488	Added via 2004 budget process. Work in process by FAC.
<b>CAL 4065</b> <b>110 E. 94th</b>	Paint building exterior	1460	1 Bldg.	0 0	<b>10,820</b> 10,820	<b>10,820</b> 10,820	<b>6,875</b> 6,875	Added via 2004 budget process. Work to be completed by FAC.
<b>CAL 4079</b> <b>6615 Lemp Ave.</b>	Paint building exterior	1460	1 Bldg.	0 0	<b>12,167</b> 12,167	<b>12,167</b> 12,167	<b>11,244</b> 11,244	Added via 2004 budget process. Work in process by FAC.
<b>CAL 4138</b> <b>145 E. 54th</b>	Paint building exterior	1460	1 Bldg.	0 0	<b>12,003</b> 12,003	<b>12,003</b> 12,003	<b>12,003</b> 12,003	Added via 2004 budget process. Work in process by FAC.
<b>CAL 4141</b> <b>215 E. 93rd</b>	Paint building exterior	1460	1 Bldg.	0 0	<b>12,573</b> 12,573	<b>12,573</b> 12,573	<b>14,472</b> 14,472	Added via 2004 budget process. Work completed by FAC.

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				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. Res. Dev. Program Coord.	1410		1,063,040	1,437,509	1,437,509	1,437,509	<b>Completed</b>

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	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>	1410		411,470	16,756	16,756	16,756	Completed
	<b>C. Other Eligible Admin.</b> Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	1410		240,071	287,000	287,000	287,000	Completed
CAL-4XX	<b>Authority Wide</b> Planning for Crime Prevention through Environmental Design (CPTED) approaches. Initial sites: Nickerson Gardens, Imperial Cts, Jordan Downs, Independent Sq. Additional planning for Comp Mod sites, scattered sites, senior sites, plan review.	1430.2		100,000	370,462	370,462	370,462	Completed
CAL-4XX	<b>Authority Wide A/E Fund</b>	1430.1		400,000	591,240	591,240	591,240	Completed

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				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 in the safety industry	1408		86,547	0	0	0	Reprogrammed.

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				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		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 fund raising and event planning.	1408		35,691	0	0	0	Reprogrammed. Activities funded from other sources

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<p><b>f. Youth Sports</b> Encourages youth participation in vocational, educational, recreational &amp; cultural programs available to youth. Coordinates transportation for events. Develops HACLA sports leagues &amp; tournaments. Design and implementation of programs to deter youth from gangs &amp; drugs. Promote youth involvement in positive activities. (Cont'd)</p> <p><b>Youth Sports - Continued</b> Coordinates efforts of resident Youth Councils including fundraising and event planning.</p>	1408		143,785	19,508	19,508	19,508	Completed
	<p><b>g. Resident Advisory Board</b></p> <p>1. Secretary</p> <p>2. Overhead: Training/Travel/Oth</p>	1408 1408		13,584 36,438	0 0	0 0	0 0	Reprogrammed
	<p><b>h. Funding for Resident Newspaper</b></p>	1408		102,913	13,750	13,750	13,750	Completed
	<p><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></p> <p>1. Housing Authority-wide employee training (related to conventional housing program)</p>	1408		240,859	48,511	48,511	48,511	Completed

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

FFY 2003 CFP - CA16P004-501-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	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>17,142,582</b>	<b>17,142,582</b>	<b>17,142,582</b>	<b>17,142,582</b>	

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FFY 2003 CFP - CA16P004-501-03

**U.S. Department of Housing  
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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4-01 Ramona Gardens	16-Sep-05		31-Mar-04	16-Sep-07		30-Jun-04	Requirements of State of Calif Dept. of Toxic Substance Control caused delays
CAL 4-04 Rancho San Pedro	16-Sep-05			16-Sep-07			
CAL 4-06 William Mead	16-Sep-05		31-Mar-04	16-Sep-07		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 Gonzague 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			

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

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

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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			

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FFY 2002 CFP - CA16P004-501-02

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<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 soil. Required by Cal. DTSC.	1450		29,000	1,520	1,520	1,520	Work done 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)		
<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 Gonzague 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.	

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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 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.

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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 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>3,444,125</b>	<b>3,444,125</b>	<b>3,444,125</b>	
				<b>2,475,000</b>	<b>3,228,436</b>	<b>3,228,436</b>	<b>3,228,436</b>	
	Site Work	1450	50 units	272,250	118,175	118,175	118,175	Work in Process.
	Metalwork/Carpentry	1460	50 units	297,000	638,239	638,239	638,239	Work performed by
	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	
	Range Hoods/Kitchen Cabinetry	1460	50 units	170,691	289,513	289,513	289,513	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
CAL 4022 San Fernando Gardens	Plumbing & Heating	1460	50 units	426,725	392,812	392,812	392,812	Added via full fungibility. Work completed by outside contractor.  Work completed by an outside contractor.  Reprogrammed.  Emergency item added. Work completed by FAC.  Completed Work performed by FAC.	
	Electrical	1460	50 units	456,167	408,329	408,329	408,329		
	Asbestos Abatement	1460	As Needed	0	24,131	24,131	24,131		
	Roof Replacement	1460	12 bldgs.	350,000	175,120	175,120	175,120		
	Roof Replacement	1460	4 bldgs.	125,000	0	0	0		
	<b>Emergency</b> Fire Job, Unit #389	1460	1 unit	0	16,438	16,438	16,438		
					<b>4,248,487</b>	<b>4,492,462</b>	<b>4,492,462</b>		<b>4,492,462</b>
	<b>Comprehensive Modernization</b>				<b>3,900,000</b>	<b>4,391,503</b>	<b>4,391,503</b>		<b>4,391,503</b>
	Site Work	1450	66 units	449,449	502,473	502,473	502,473		
	Metalwork/Carpentry	1460	66 units	436,019	1,037,221	1,037,221	1,037,221		
	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			

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	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.
<b>CAL 4026 Independ. Square</b>	Install Fire Doors	1460	1	<b>0</b> 0	<b>79,151</b> 79,151	<b>79,151</b> 79,151	<b>79,151</b> 79,151	Added via full fungibility. Completed by an outside contractor.
<b>CAL 4028 609 California Apartments</b>	<b>Emergency</b> Install Call-for-Aide System	1460	1	<b>25,000</b> 25,000	<b>44,650</b> 44,650	<b>44,650</b> 44,650	<b>44,650</b> 44,650	Work completed by outside contractor.
<b>CAL 4046 Simpson- Saticoy</b>	<b>Emergency</b> Install Call-for-Aide System	1460	1	<b>0</b> 0	<b>35,000</b> 35,000	<b>35,000</b> 35,000	<b>35,000</b> 35,000	Added via full fungibility. Completed by FAC.
<b>CAL 4060 2927 Partridge Ave.</b>	Asphalt Paving	1450	1	<b>0</b> 0	<b>1,368</b> 1,368	<b>1,368</b> 1,368	<b>1,368</b> 1,368	Added via 2004 budget process. Work completed by FAC.

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>CAL 4064 11442 Emilita St.</b>	Asphalt Paving	1450	1	<b>0</b> 0	<b>4,461</b> 4,461	<b>4,461</b> 4,461	<b>4,461</b> 4,461	Added via 2004 budget process. Work completed by FAC.
<b>CAL 4067 5737 Klump</b>	Asphalt Paving	1450	1	<b>0</b> 0	<b>4,245</b> 4,245	<b>4,245</b> 4,245	<b>4,245</b> 4,245	Added via 2004 budget process. Work completed by FAC.
<b>CAL 4143 4331 Honduras St.</b>	Asphalt Paving	1450	1	<b>0</b> 0	<b>2,168</b> 2,168	<b>2,168</b> 2,168	<b>2,168</b> 2,168	Added via 2004 budget process. Work completed by FAC.
<b>CAL 4181 744 No. Tularosa Dr.</b>	Asphalt Paving	1450	1	<b>0</b> 0	<b>1,191</b> 1,191	<b>1,191</b> 1,191	<b>1,191</b> 1,191	Added via 2004 budget process. Work completed by FAC.
<b>CAL 4226 Nw Pico II (HA Loc. 226)</b>	<b>Emergency</b> Fire Job, Unit #207	1460	1	<b>0</b> 0	<b>63,241</b> 63,241	<b>63,241</b> 63,241	<b>63,241</b> 63,241	Work completed by FAC.

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				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		

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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-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

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<b>d. Resident Community Liaison</b> Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		1,097,402	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 positive activities. (Cont'd)	1408		311,841	293,525	293,525	293,525	<b>Completed</b>

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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>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>	

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 Comprehensive Grant Program (CGP) Part III Implementation Schedule  
 FFY 2002 CFP - CA16P004-501-02**

**U.S. Department of Housing  
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 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			

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**U.S. Department of Housing  
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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 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	

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**U.S. Department of Housing  
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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 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 Housing Authority of the City of Los Angeles			Comprehensive Grant CA16P004-501-01		FFY of Grant Approval 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number_____						
<input type="checkbox"/> Performance and Evaluation Report for Period Ending 6-01-07 <input checked="" 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	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	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)	<b>22,838,561</b>	<b>22,838,561</b>	<b>22,838,561</b>	<b>22,838,561</b>	
	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				

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**U.S. Department of Housing and Urban Development**  
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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

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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 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>5,221,327</b>	<b>5,188,401</b>	<b>5,188,401</b>	
<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	
	Electrical	1460	66 units	962,344	557,111	557,111	557,111	

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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.

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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> Executive General Services Planning Finance/Budget Human Resources MIS	1410						
	<b>B. Fringe Benefits</b>	1410		548,354	89,083	89,083	89,083	Completed

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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>	

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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**

**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>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**

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Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: 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  
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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)  
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Office of Public and Indian Housing

PHA Name: Housing Authority of the City of Los Angeles		Grant Type and Number Capital Grant Program Number: 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>22,838,561</b>	<b>22,838,561</b>	<b>22,838,561</b>	<b>22,838,561</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)	23,766,601	23,766,601	23,766,601	23,766,601
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: 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)	
<b>CAL-4001 Ramona Gardens</b>	Repair Walkways/Gutters	1450	As needed	4,748,382 12,684	4,713,787 12,684	4,713,787 12,684	4,713,787 12,684	Completed - Kumbaya (Force Account)
	Repair Concrete Parking Lots	1450	As needed	0	15,215	15,215	15,215	Completed - Central Shops
	Repair Concrete Parking Lots	1460	As needed	17,749	2,534	2,534	2,534	Completed - Kumbaya (FA)
	Emergency Electrical Upgrade	1460	100%	4,700,000	4,665,405	4,665,405	4,665,405	Completed - Kumbaya (FA)
	Retaining Walls	1460	100%	14,843	14,843	14,843	14,843	Completed - Kumbaya (FA)
	Playground Refurbishmen	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	53,534	53,534	53,534	53,534	Completed - Kumbaya (FA)
<b>CAL 4004 Rancho San Pedro</b>	<b>Emergency</b> Fire Job - Unit #232	1460	1	957,902 2,880	1,182,139 2,880	1,182,139 2,880	1,182,139 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%	68,101 68,101	68,101 68,101	68,101 68,101	68,101 68,101	Completed - Kumbaya (FA)

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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 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	420,026 9,253 8,949 15,925 832 349,376 16,702 1,931 17,058	420,026 9,253 8,949 15,925 832 349,376 16,702 1,931 17,058	420,026 9,253 8,949 15,925 832 349,376 16,702 1,931 17,058	420,026 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	541,195 27,644 502,925 747 9,879	541,195 27,644 502,925 747 9,879	541,195 27,644 502,925 747 9,879	541,195 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	754,733 54,425 587,709 50,101 62,113 385	754,733 54,425 587,709 50,101 62,113 385	754,733 54,425 587,709 50,101 62,113 385	754,733 54,425 587,709 50,101 62,113 385	Completed - Kumbaya (FA) Completed - Kumbaya (FA)

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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: 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)	
<b>CAL 4009 Avalon Gardens</b>	<b>Emergency</b>			<b>151,194</b>	<b>101,781</b>	<b>101,781</b>	<b>101,781</b>	
	Fire Job - Unit #22	1460	1	28,350	28,350	28,350	28,350	Completed - Kumbaya (FA)
	Fire Job - Unit #23	1460	1	79,033	39,664	39,664	39,664	Completed - Kumbaya (FA)
	Fire Job - Unit #163 & 164	1460	1	42,312	32,268	32,268	32,268	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	1,499	1,499	1,499	1,499	Completed - Kumbaya (FA)
<b>CAL 4010 Hacienda Village</b>				<b>124,353</b>	<b>143,811</b>	<b>143,811</b>	<b>143,811</b>	
	Mildew Abatement	1450	100%	6,560	6,560	6,560	6,560	Completed - Kumbaya (FA)
	Mildew Abatement - Install Roof Ventilation	1460	100%	95,000	114,458	114,458	114,458	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	100%	5,278	5,278	5,278	5,278	Completed - Kumbaya (FA)
	Landscaping	1450	1	17,515	17,515	17,515	17,515	Completed - Kumbaya (FA)
<b>CAL 4013 Nickerson Gardens</b>				<b>1,241,635</b>	<b>1,242,732</b>	<b>1,242,732</b>	<b>1,242,732</b>	
	Roofing and Insulator	1460	50 Bldgs	1,192,343	1,192,343	1,192,343	1,192,343	Completed - Outside Contractor
	Replace Kitchen Countertops	1460	0%	0	1,097	1,097	1,097	Moved under full fungibility.
	Expansion of Storage Units	1470	100%	2,400	2,400	2,400	2,400	Completed - Kumbaya (FA)
	<b>Emergency</b>							
	Fire Job - Unit #211	1460	1	26,751	26,751	26,751	26,751	Completed - Kumbaya (FA)
	<b>Other work items</b>							
	Playground Refurbishment	1450	1	20,141	20,141	20,141	20,141	Completed - Kumbaya (FA)
<b>CAL 4015 Pueblo del Rio</b>				<b>2,238,934</b>	<b>2,234,486</b>	<b>2,234,486</b>	<b>2,234,485</b>	
	<b>Comp. Mod Phase IV</b>			<b>2,181,000</b>	<b>2,204,863</b>	<b>2,204,863</b>	<b>2,204,862</b>	
	Cabinetry and Casework	1460	45 Units	172,887	174,658	174,658	174,657	Completed - Kumbaya (FA)
	Concrete Structures	1460		34,700	36,418	36,418	36,417	Completed - Kumbaya (FA)
	Doors & Windows	1460		152,810	154,572	154,572	154,572	Completed - Kumbaya (FA)
	Electrical	1460		263,799	265,785	265,785	265,784	Completed - Kumbaya (FA)
	Finishes	1460		410,358	412,218	412,218	412,218	Completed - Kumbaya (FA)
	General Conditions	1460		213,770	215,183	215,183	215,183	Completed - Kumbaya (FA)

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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 4016 Jordan Downs	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 protector	1460		20,746	22,459	22,459	22,459	Completed - Kumbaya (FA)
	Water/Sewer distributor	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>701,247</b>	<b>537,029</b>	<b>537,029</b>	<b>537,029</b>		
CAL 4017 Rancho San Pedro	<b>Emergency</b> Fire Job - Unit #89	1460	1	45,369	45,369	45,369	45,369	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	4,378	4,378	4,378	4,378	Completed - Kumbaya (FA)
	Landscaping	1450	1	24,500	24,500	24,500	24,500	Completed - Kumbaya (FA)
	Roofing, Phase I	1460	35 bldgs	627,000	462,782	462,782	462,782	Completed - Outside Contract
			<b>201,992</b>	<b>173,324</b>	<b>173,324</b>	<b>173,324</b>		
CAL 4019 Imperial Courts	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>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)
	Playground Refurbishment	1450	1	63,068	63,068	63,068	63,068	Completed - Kumbaya (FA)
	Install Retaining Wall	1460	1	75,411	75,411	75,411	75,411	Completed - Kumbaya (FA)
	Baseball Field Installation	1450	1	53,335	53,365	53,365	53,365	Completed - Kumbaya (FA)
	Pruning & removal of trees	1450	As Needed	24,880	24,880	24,880	24,880	Completed - Kumbaya (FA)

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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: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4020 Estrada Extension	<b>Emergency</b> Fire Job - Unit #346 & 466	1460	2 Units	39,686	39,686	39,686	39,686	Completed - Kumbaya (FA)
	Asbestos Removal	1460	17 units	79,315	79,315	79,315	79,315	Completed - Outside Contractor
	Playground Refurbishment	1450	1	9,726	9,726	9,726	9,726	Completed - Kumbaya (FA)
CAL 4021 Mar Vista Gardens				<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)
CAL 4022 San Fernando Gardens				<b>123,297</b>	<b>78,297</b>	<b>78,297</b>	<b>78,297</b>	
	<b>Emergency</b> Fire Unit #279	1460	1	14,287	14,287	14,287	14,287	Completed - Kumbaya (FA)
	Asbestos removal Ph III	1460	1	42,393	42,393	42,393	42,393	Completed - Outside Contract
	Replace Block Walls	1460	As needed	2,123	2,123	2,123	2,123	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	17,794	17,794	17,794	17,794	Completed - Kumbaya (FA)
	Install Basketball Courts - Site Preparation	1450	0	45,000	0	0	0	Work funded by City grant. Completed by Kumbaya (FA)
Landscaping	1450	1	1,700	1,700	1,700	1,700	Completed - Kumbaya (FA)	

Part II: Supporting Pages

Office of Public and Indian Housing

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

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: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4024 Dana Strand	Playground Refurbishment	1450	1	6,147 6,147	6,147 6,147	6,147 6,147	6,147 6,147	Completed by Kumbaya (FA)
CAL 4026 Independent Square	Landscaping	1450	1	556,683 1,207	737,898 1,207	737,898 1,207	737,898 1,207	Completed by Kumbaya (FA)
	Replace corroded staircase	1460	100%	16,900	16,900	16,900	16,900	Completed by Kumbaya (FA)
	Upgrade Plumbing & Install showers	1460	1 Bldg.	0	158,468	158,468	158,468	Added under full fungibility.
	Install Fire Doors	1460		538,576	561,323	561,323	561,323	Completed - Outside Contract
CAL 4028 609 California	<b>Emergency</b> Termite Fumigation	1460	1 Bldg.	85,111 14,900	85,111 14,900	85,111 14,900	85,111 14,900	Completed
	Roofing	1460	1 Bldg.	65,761	65,761	65,761	65,761	Completed
	Pruning & Tree Removal	1450	As Needed	4,450	4,450	4,450	4,450	Completed - Kumbaya (FA)
CAL 4029 Gibson Manor HACLA 429	<b>Non-Routine Maintenance</b> Replace damaged concrete	1450	As needed	80,982 3,757	80,982 3,757	80,982 3,757	80,982 3,757	Completed - Kumbaya (FA)
	Re-roofing	1460	1 Bldg.	77,225	77,225	77,225	77,225	Completed
CAL 4048 Yosemite Apts HACLA 448	<b>Non-Routine Maintenance</b> Mildew abatement	1460	1	27,164 24,764	27,164 24,764	27,164 24,764	27,164 24,764	Completed
	Landscape/Shrubs	1450	As Needed	2,400	2,400	2,400	2,400	Completed by Kumbaya (FA)

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: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4060 Partridge Street HACLA 460	Non-Routine Maintenance Landscape/Shrubs	1450	1	3,527 3,527	3,527 3,527	3,527 3,527	3,527 3,527	Completed - Kumbaya (FA)
CAL 4063 11218 Emelita St. HACLA 462	Non-Routine Maintenance Replacement of Fencing Security Lighting	1460 1460	1 1	5,037 1,037 4,000	3,299 1,037 2,262	3,299 1,037 2,262	3,299 1,037 2,262	Completed - Kumbaya (FA) Completed - Kumbaya (FA)
CAL 4144 3206 Naomi HACLA 487	Non-Routine Maintenance Replace Fencing	1460	1	25,056 25,056	25,056 25,056	25,056 25,056	25,056 25,056	Completed - Kumbaya (FA)
CAL 4039 1100 E 112th Street HACLA 489	Non-Routine Maintenance Replace Fencing	1460	1	3,250 3,250	3,250 3,250	3,250 3,250	3,250 3,250	Completed - Kumbaya (FA)
CAL 4074 216 E. 87th Street HACLA 494	Non-Routine Maintenance Replacement of Fencing	1460	1	1,655 1,655	1,655 1,655	1,655 1,655	1,655 1,655	Completed by Kumbaya (FA)

Part II: Supporting Pages

Office of Public and Indian Housing

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

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: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	PHA-Wide Construction Items							
CAL-4XX	<b>Authority Wide Administrative Costs</b> Mod. Director Asst. Director Const. Asst. Director Plan/Sup Project Manager (9) Administrative Analys 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		1,473,280	1,473,280	1,473,280	1,473,280	Complete
	<b>B. Fringe Benefits</b>	1410		570,560	570,560	570,560	570,560	Complete

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

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: 2000		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide Playground Refurb and landscaping	1450	As needed	0	0	0	0	Costs shown in specific locations.
CAL-4XX	Authority Wide Management Improvements	1408		1,801,041	1,844,201	1,844,201	1,844,201	Complete.
	a. Resident Relations Administration Coordination of services, programs, admin & operations Provides administrative services including coordination and drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		148,560	148,560	148,560	148,560	
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		164,995	164,995	164,995	164,995	

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: 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)	
	<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

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: 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)	
	<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

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: 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)	
	I.Resident Training for Sect. 3 opportunities.	1408		61,064	62,264	62,264	62,264	Complete.
	m. Resident & community Services. Provides resident youth with tutorial services, and other gang prevention programs conducted during after school hours. Activities are offered at 3 developments servicing 82 children ages 7 to 13 years.	1408		223,845	223,999	223,999	223,999	Complete.
	<b>Grand Fund Total</b>			<u>23,766,600</u>	<u>23,766,601</u>	<u>23,766,601</u>	<u>23,766,601</u>	

**Annual Statement/Performance and Evaluation Report 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: 2000
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4-01 Ramona Gardens	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-03	
CAL 4-03 Pueblo del Rio	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-01	
CAL 4-04 Rancho San Pedro	31-Mar-02		30-Jun-01	30-Sep-02		30-Jun-03	
CAL 4-05 Aliso Village	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-02	
CAL 4-06 William Mead	31-Mar-02		31-Mar-02	30-Sep-02		31-Dec-02	
CAL 4-07 Estrada Courts	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-03	
CAL 4-08 Rose Hill Courts	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
CAL 4-09 Avalon Gardens	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	
CAL 4-10 Hacienda Village	31-Mar-02		30-Jun-01	30-Sep-02		31-Mar-03	
CAL 4-13 Nickerson Gardens	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	

**Annual Statement/Performance and Evaluation Report 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: 2000	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)	
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)		
CAL 4-15 Pueblo del Rio Ext.	31-Mar-02		30-Jun-01	30-Sep-02	30-Sep-03	30-Sep-03	Asbestos Work Scheduled in Conjunction with Comp. Mod.	
CAL 4-16 Jordan Downs	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02		
CAL 4-17 Rancho San Pedro	31-Mar-03		31-Mar-03	30-Sep-03		30-Sep-03		
CAL 4-19 Imperial Courts	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02		
CAL 4-20 Estrada Courts Ext.	31-Mar-02		30-Jun-01	30-Sep-02	30-Sep-03	30-Sep-03	Asbestos Work Scheduled in Conjunction with Comp. Mod.	
CAL 4-21 Mar Vista Gardens	31-Mar-03		31-Mar-03	30-Sep-03		30-Sep-03		
CAL 4-22 San Fernando Gardens	31-Mar-02		30-Jun-01	30-Sep-02	30-Sep-03	30-Sep-03	Asbestos Work Scheduled in Conjunction with Comp. Mod.	
CAL 4-24 Dana Strand	31-Mar-03		31-Mar-03	30-Jun-03		30-Jun-03		

**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: 2000
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 4-26 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 4-94 216 E. 87th	31-Mar-02		30-Jun-01	30-Sep-02		31-Dec-02	

# Annual Statement/Performance and Evaluation Report

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

<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: CA16R004-501-08	<b>Federal FY of Grant:</b> <b>2008</b>
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**Original Annual Statement**
 **Reserve for Disasters/ Emergencies**
 **Revised Annual Statement (revision no:     )**  
 **Performance and Evaluation Report for Period Ending:**
 **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	887,823			
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<b>887,823</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 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: CA16R004-501-08				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	
Mixed finance redevelopment of existing Public Housing sites.	Replacement Reserve Funds from Replacement Housing Factor for FFY 2006.  Revised plan calls for accumulation of these funds, in conjunction with \$398,837 in funds from Grant CA16R004502-04 and funds from RHF Grant CA16R004 501-05, 502-05, 501-06, 502-06, 501-07, 502-07 Grant funding will be accumulated for the potential redevelopment of existing Public Housing Development sites.	1499		887,823				
	<b>GRAND TOTAL</b>			<b>887,823</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: CA16R004-502-08	<b>Federal FY of Grant:</b> <b>2008</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,112,408			
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<b>1,112,408</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 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: CA16R004-502-08				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	
Mixed finance redevelopment of existing Public Housing sites.	Replacement Reserve Funds from Replacement Housing Factor for FFY 2006.  Revised plan calls for accumulation of these funds, in conjunction with \$398,837 in funds from Grant CA16R004502-04 and funds from RHF Grant CA16R004 501-05, 502-05, 501-06, 502-06, 501-07, 502-07 Grant funding will be accumulated for the potential redevelopment of existing Public Housing Development sites.	1499		1,112,408				
	<b>GRAND TOTAL</b>			<b>1,112,408</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: CA16R004-501-07	<b>Federal FY of Grant:</b> <b>2007</b>
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Original Annual Statement 
  Reserve for Disasters/ Emergencies 
  Revised Annual Statement (revision no: ) 
  Performance and Evaluation Report for Period Ending: **06/01/08**
 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	871,635		0	0
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<b>871,635</b>		<b>0</b>	<b>0</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 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: CA16R004-501-07				Federal FY of Grant: <b>2007</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed finance redevelopment of existing Public Housing sites.	Replacement Reserve Funds from Replacement Housing Factor for FFY 2006.  Revised plan calls for accumulation of these funds, in conjunction with \$398,837 in funds from Grant CA16R004502-04 and funds from RHF Grant CA16R004 501-05, 502-05, 501-06, 502-06, Grant funding will be accumulated for the potential redevelopment of existing Public Housing Development sites.	1499		871,635		0	0	
	<b>GRAND TOTAL</b>			<b>871,635</b>		<b>0</b>	<b>0</b>	



## Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-502-07	<b>Federal FY of Grant:</b> <b>2007</b>
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:    )  
  Performance and Evaluation Report for Period Ending: **06/01/08**  
  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	1,766,778		0	0
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<b>1,766,778</b>		<b>0</b>	<b>0</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 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: CA16R004-502-07				Federal FY of Grant: <b>2007</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed finance redevelopment of existing Public Housing sites.	Replacement Reserve Funds from Replacement Housing Factor for FFY 2006.  Revised plan calls for accumulation of these funds, in conjunction with \$398,837 in funds from Grant CA16R004502-04 and funds from RHF Grant CA16R004 501-05, 502-05, 501-06, 502-06, Grant funding will be accumulated for the potential redevelopment of existing Public Housing Development sites.	1499		1,766,778		0	0	
	<b>GRAND TOTAL</b>			<b>1,766,778</b>		<b>0</b>	<b>0</b>	



## Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-06	<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	944,803		0	0
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<b><u>944,803</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 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: CA16R004-501-06				Federal FY of Grant: <b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed finance redevelopment of existing Public Housing sites.	Replacement Reserve Funds from Replacement Housing Factor for FFY 2006.  Revised plan calls for accumulation of these funds, in conjunction with \$939,339 in funds from Grant CA16R004501-04 and funds from RHF Grant CA16R004501-05. Grant funding will be accumulated for the potential redevelopment of existing Public Housing Development sites.	1499		944,803		0	0	
	<b>GRAND TOTAL</b>			<b>944,803</b>		<b>0</b>	<b>0</b>	



# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: 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: **06/01/08**  
  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 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: CA16R004-502-06				Federal FY of Grant: <b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed-finance development of new Public Housing	Development Activity Funds from Replacement Housing Factor for FFY 2006.  Revised plan calls for accumulation of these funds, in conjunction with funds from Grant CA16R004502-04 and Grant CA16R004502-05. Grant funding will accumulated for the potential acquisition of existing buildings and/or vacant land for the development of new Public Housing	1499		1,803,738		0	0	
<b>GRAND TOTAL</b>				<b>1,803,738</b>		<b>0</b>	<b>0</b>	



## Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-05	<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: **06/01/08**  
  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	2,324,792		0	0
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<b><u>2,324,792</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 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: CA16R004-501-05				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed finance redevelopment of existing Public Housing sites.	Replacement Reserve Funds from Replacement Housing Factor for FFY 2005.  Revised plan calls for accumulation of these funds, in conjunction with \$939,339 in funds from Grant CA16R004501-04 and funds from RHF Grant CA16R004501-06. Grant funding will be accumulated for the potential redevelopment of existing Public Housing Development sites.	1499		2,324,792		0	0	
	<b>GRAND TOTAL</b>			<b>2,324,792</b>		<b>0</b>	<b>0</b>	



# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: 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: **06/01/08**  
  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...)	<b><u>688,217</u></b>		<b><u>540,502</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 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: CA16R004-502-05				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed-finance development of new Public Housing	Revised plan calls for accumulation of these funds, in conjunction with funds from Grant CA16R004502-04 and Grant CA16R004502-06. Grant funding will accumulated for the potential acquisition of existing buildings and/or vacant land for the development of new Public Housing	1499		58,819		0	0	
<b>GRAND TOTAL</b>				<b>688,217</b>		<b>540,502</b>	<b>0</b>	



# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-04	<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: 6/01/08  
  Final Performance and Evaluation Report

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-04				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Acquisition of Existing Rental Housing Units for conversion to new Public Housing	<p>Replacement Reserve Funds from Replacement Housing Factor for FFY 2004.</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 \$249,186 of these funds, in conjunction with RHF grants CA16P004-709-99, CA16R004-501-99, CA16R004-501-00, and \$997,319 from CA16R004-501-03 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		249,186		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: Replacement Housing Factor Grant No: CA16R004-501-04				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed finance redevelopment of existing Public Housing sites.	Plans call for the use of \$939,339 of these funds, in conjunction with RHF Grants CA16R004-501-05 and CA16R004-501-06 Grant funding will be used with other RHF grants and accumulated for the potential redevelopment of existing Public Housing Development sites.	1499		939,339		0	0	
	<b>GRAND TOTAL</b>			<b>1,188,525</b>		<b>0</b>	<b>0</b>	



# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: 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: **6/01/08**  
  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				
	Amount of Annual Grant: (sum of lines...)	1,177,928		1,777,928	1,170,205
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450204				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Acquisition of Existing Rental Housing Units for conversion to new Public Housing	<p>Development Activity Funds from Replacement Housing Factor for FFY 2004.</p> <p>Modified and Revised RHF Plan submitted to local HUD office on April 4, 2006 and APPROVED on April 19, 2006.</p> <p>Revised plan identifies the use of \$1,689,032 of these funds, in conjunction with funds from RHF Grant No. CA16-R004502-03 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.</p>	1499		1,689,032		1,689,032	1,170,205	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450204				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed-finance development of new Public Housing	Revised plan calls for accumulation of these funds, in conjunction with funds from Grant CA16R004501-05 and Grant CA16R004501-06. Grant funding will accumulated for the potential acquisition of existing buildings and/or vacant land for the development of new Public Housing	1499		88,896		88,896	0	
<b>GRAND TOTAL</b>				<b>1,177,928</b>		<b>1,177,928</b>	<b>1,170,205</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: CA16R004-501-03	<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: **06/01/08**  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,026,265		1,026,265	1,010,615
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	1,026,265		1,026,265	1,010,615
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-03				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Dana Strand Phase II, Mixed-Finance Redevelopment	<p>Replacement Reserve Funds from Replacement Housing Factor for FFY 2003.</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 CA16R004-501-02, 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		1,026,265		1,026,265	1,010,615	
	<b>GRAND TOTAL</b>			<b>1,026,265</b>		<b>1,265,026</b>	<b>1,010,625</b>	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CA16R004-501-03					Federal FY of Grant: <b>2003</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Dana Strand Phase II, Mixed-Finance Redevelopment	December 17, 2007		January 31, 2006	December 17, 2009			

# 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: **06/01/08**  
  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				
	Amount of Annual Grant: (sum of lines...)	1,209,795		1,209,795	1,209,795
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-502-03				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Acquisition of Existing Rental Housing Units for conversion to new Public Housing	<p>Replacement Reserve Funds from Replacement Housing Factor for FFY 2003.</p> <p>Modified and Revised RHF Plan submitted to local HUD office on April 4, 2006 and APPROVED on April 19, 2006.</p> <p>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.</p>	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: **06/01/08**  
 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				
	Amount of Annual Grant: (sum of lines...)	2,717,676		2,717,676	2,383,140
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-02				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Dana Strand Phase II, Mixed-Finance Redevelopment	Replacement Reserve Funds from Replacement Housing Factor for FFY 2002.  Modified and Revised RHF Plan submitted to local HUD office on April 4, 2006 and APPROVED on April 12, 2006  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.	1490		2,717,676		2,717,676	2,383,676	
	<b>GRAND TOTAL</b>			<b>2,717,676</b>		<b>2,717,676</b>	<b>2,383,140</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: **06/01/08**  
  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				
	Amount of Annual Grant: (sum of lines...)	2,292,715		2,292,715	1,248,740
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-01				Federal FY of Grant: <b>2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Dana Strand 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	

**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>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Acquisition of Existing 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, CA16R004-501-99, 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>			<b>2,292,715</b>		<b>2,292,715</b>	<b>1,248,740</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: CA16R004-501-00	<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: **06/01/08**  
  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				
	Amount of Annual Grant: (sum of lines...)	1,236,088		1,236,088	0
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-00				Federal FY of Grant: <b>2000</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
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 CA16P004-709-99, 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>1,236,088</b>		<b>1,236,088</b>	<b>0</b>	



# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: 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: **06/01/08**  
  Final Performance and Evaluation Report

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16P004-709-99				Federal FY of Grant: <b>RHF-FFY 1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Acquisition of Existing Rental Housing Units for conversion to new Public Housing	<p>Replacement Reserve Funds from Replacement Housing Factor from FFY 1998.</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 Grant 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>	1490		487,287		487,287	487,287	
	<b>GRAND TOTAL</b>			<b>487,287</b>		<b>487,287</b>	<b>487,287</b>	



HOUSING AUTHORITY  
OF THE  
CITY OF LOS ANGELES

YEAR 2009 AGENCY PLAN

FINAL

RESPONSE TO COMMENTS

SEPTEMBER 19, 2008

## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

### AGENCY PLAN RESPONSE TO COMMENTS RECEIVED

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

September 19, 2008

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 2009 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 14 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 28, 2008 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:

- June 5, 2008 – July 17, 2008: 14 resident meetings at public housing sites.
- June 19, 2008 – July 9, 2008: 6 regional Section 8 meetings
- August 28, 2008 Board of Commissioners Public Hearing.

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

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

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

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

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

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

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

### **THE HOUSING AUTHORITY AGENCY PLAN PUBLIC PROCESS**

*The Housing Authority has made the Agency Plan submission/approval process a public process. The HACLA has a history of going beyond the letter of the law for resident participation requirements. The public process for the Agency Plan began June 2008 and continues into September 2008. The events, communications and activities relevant to the Housing Authority's Agency Plan public process include:*

- Translated the Draft Agency Plan into Spanish.
- Made copies of the Draft Agency Plan available at 14 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.
- Provided the Draft Agency Plan to Section 8 JANE members who request it in July & August meetings.
- 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 7, 2008.
- Included in July 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.

- Assembled documentation relevant to the non-required sections of the Agency Plan and made it available for public inspection at HACLA headquarters beginning July 7, 2008.
- The Housing Authority Board of Commissioners conducted a Public Hearing regarding the Draft Agency Plan on August 28, 2008. The Public Hearing was attended by 80 residents, Section 8 participants, advocates, and other interested persons. The Public Hearing was not adjourned until everyone present who wished to make comments had the opportunity to speak.
- There were language interpretation services available for Spanish, Korean, Vietnamese, Russian, Cambodian, and Armenian speaking Public Hearing attendees as well as for those who required American Sign Language.
- The Housing Authority considered all comments, not just those from the Public Hearing and the Resident Advisory Board, in drafting the Final Agency Plan.

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.

## **CARPETS**

*Comments were received asking if residents can put their own carpets.*

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

## **DISTURBANCES AT THE RESIDENCES**

❖ *Control the noise and hours, i.e. ball playing*

Please contact your management office to report any problems caused by any other tenants. The Residential Rules included in the Rental Agreement (Lease) that all tenants sign include a provision for noise between 10 p.m. and 7 a.m.

## **ELDERLY AND DISABLED PERSONS DESIGNATED HOUSING**

- ❖ *Suggest designating developments and/or buildings for the elderly and disabled considering the fact that the senior population is increasing and most of them have a disability.*
- ❖ *Suggest to include a provision in the PHA goal. Furthermore, converting the 455 existing senior housing units to project-based vouchers (Attachment 18-8) will compound to the existing shortage of housing for the seniors. (comment from: Jake Wood, LACity)*

It is not the Housing Authority's intention at this point to go through the designation process for any of its senior/disabled properties. The Housing Authority is disposing of its family scattered and senior/disabled public housing properties because we believe that it is in the best interest of those properties to do such. The new funding formula for public housing makes it impossible to ensure the long-term viability of these properties. By disposing of them and project-basing the senior/disabled properties, we be better able to ensure the long-term viability of these properties as affordable housing. By applying for and receiving replacement voucher, there is no net loss of affordable housing.

## **EMPTY UNITS**

- ❖ *Why are there so many empty units?*

Due to the presence of asbestos in broken floor tile, we are required to abate the situation prior to renting the unit. The delay in renting units is related to the procurement of vendors to address the issue. As the units are abated they are made ready for leasing.

## **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.

## **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. 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 on 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.

## **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.

- ❖ *People cannot afford an increase on Flat Rents because they live on a fixed income SSI.*

Flat Rents do not affect those families who are living on a set fixed income such as SSI or Social Security.

❖ *Rental Payments*

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

❖ *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 2009 due to a conversion of a new tenant accounting software.

❖ *Had to pay twice because the records didn't show payment of the rent*

Please contact your manager to review your case. It is always helpful for issues such as this to have verification from your bank that your check or cashier check has been processed.

## **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 thier community, even with a reduction of the housing authority police 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 2009 all these units will be re-rented.

## **WAITING LIST**

- ❖ *How long must people wait on the Public Housing waitlist*

The time a family remains on the waitlist is dependent on the bedroom size that the family needs and those available for leasing. 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**

- ❖ *How long does it take to take care of a maintenance call to the Work Center*
- ❖ *Requests for Work Orders are being ignored*
- ❖ *Want improvements in the units and timely repairs*

Work orders are addresses as they are received. Emergency work orders are addressed within 24 hours of being reported. Non-emergency calls are to be addressed in less than 15 days and average that 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. If you have an outstanding work order, please contact your management office to find out when it will be addressed.

## **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 2009. 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.

## **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, currently it has completed 3 of 5 playgrounds and the 2 remaining are expected to be completed this year.

## **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

Safety at this and other sites continues to be a concern for residents and the HACLA. 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.

## **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, are 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:

- ❖ *Residents are against disposition and want to be notified years in advance.*
- ❖ *Want written notification of disposition plans for Mar Vista.*
- ❖ *Why was Mar Vista on the Disposition section.*
- ❖ *Buy more land so that resident can have sufficient parking.*
- ❖ *Residents are worried about the information available about Mar Vista Gardens on the internet.*

At this point there are no plans to submit a disposition application for Mar Vista. If there were, it would be included in the Agency Plan. If disposition, or any

redevelopment activity was to occur, residents would be notified and given an opportunity for comment and input into the plans from the beginning.

## **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.

- ❖ 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. The HACLA is working on a draft policy to help alleviate some of the parking problems.

## **PICO ALISO**

- ❖ The screen doors are falling apart

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

## **RANCHO SAN PEDRO**

- ❖ *Rancho San Pedro demolition*
- ❖ *What will happen to the residents?*

There are no plans at this point to demolish or redevelop Rancho San Pedro. If there were, residents would be informed from the beginning and would have a chance to provide comment and input.

- ❖ 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 releasing. 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.

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

### **Advocate and Community Comment Period**

The Housing Authority would like to thank all the advocates, housing partners, and community members who actively participated in the comment period through the Section 8 and advocate meetings, the public hearing, and through letters and direct phone calls. With your participation we were able to evaluate proposed changes with your concerns in mind.

We have documented some of the concerns in the next few pages along with some responses. Several major proposed plan changes with the most concerns included:

- 1. Increased time in the ban for drug-related and violent criminal activity from three to five years.*

The Housing Authority is proposing to increase its periods of denial to more closely parallel those of neighboring public housing agencies (PHAs) such as the Glendale Housing Authority and the Housing Authority of the County of Los Angeles (HACoLA). We are attempting to provide some uniformity between our agency and

other local PHAs, especially for families that port between agencies. This more closely aligns the Housing Authority's community standards with those of neighboring PHA's

By meeting local standards the Housing Authority is better able to address portability issues families face when moving throughout various jurisdictions. In addition, we are able to address concerns raised by owners, who make housing opportunities available, and to maintain owner participation.

*2. The disposition of 651 units to LA LOMOD South, a separate and distinct entity of the Housing Authority under contract with the U.S. Department of Housing and Urban Development.*

Over the last several years the Federal government has reduced funding for public housing. As a result, housing authorities do not have enough income to run and maintain those properties. In an effort to maintain its current low income housing stock, the Housing Authority is transferring ownership of the units to LA LOMOD South, an instrumentality of the Housing Authority. **This "tenant in place funding stream conversion" will allow the units to remain part of the Housing Authority's low income housing stock. HUD has verbally agreed to provide the Housing Authority with 651 replacement vouchers. In effect, the Housing Authority will lose no housing stock, but will gain 651 vouchers in perpetuity.**

The Housing Authority's objective is to provide affordable, decent, safe, and sanitary housing for eligible very low and extremely low-income families and individuals. We must consider available funding, community standards and expectations, and regulatory requirements in the process. The final proposed changes were a result of these considerations.

As you read through the next few pages, please consider the following:

1. When the Housing Authority opens its Section 8 waiting list in 2009 it expects to receive between 150,000 and 300,000 applications.
2. Out of 10,092 background checks completed from January 1, 2008 to July 31, 2008 less than one percent of the background checks reported a drug-related or violent criminal activity on record.
3. The Housing Authority allocates over \$71 million for housing homeless initiatives.

4. Reasonable accommodations apply to all activities of the Housing Authority in accordance with Federal law. In addition, the Housing Authority in Section 13.8 states its right and ability to, at its sole discretion, consider all circumstances surrounding a case when making a determination regarding termination or denial.

The Housing Authority will continue to engage its stakeholders through comment periods in the future so that policies and procedures reflect the needs of the entire community.

### **Comments Received From Section 8 Participants At Meetings With The Section 8 Joint Advisory For Neighborhood Empowerment (JANE) Members.**

#### **Inspections (Section 11.21.1 Terminations Due to Owner HQS Violations)**

*90 days is not enough time to find another apartment with all that is involved with a move.*

The Housing Authority is actually extending the timeframe for the family to locate housing from 60 to 90 days. In addition we are allowing the owner an additional 30 days to correct HQS violations before we advise him we will terminate the Housing Assistance Payments (HAP) contract.

HUD requires housing authorities to take “prompt and vigorous action” to resolve HQS violations. So long as these violations remain, the tenant family’s health and physical safety may be at risk; additional delays put the Housing Authority at risk for not taking “prompt and vigorous action.” The Housing Authority is now providing 180 total days for an owner to make repairs before the contract is terminated. We feel we can provide no additional time beyond that.

#### **Regulations for Live-in Aides**

*Must my live-in aide appear for the annual review? Does she need to appear at an interim review?*

The live-in aide must appear with the family at every annual reexamination of income. The aide need not appear at interim reexaminations of income.

#### **Expunged Convictions**

*What kind of crimes can be expunged?*

We recommend that you discuss with an attorney what types of crimes can be expunged and how. The Housing Authority cannot give legal advice to families.

## **Extended exclusion times for drug abuse, alcohol abuse, etc**

*Why is the Authority becoming so draconian?*

Other public housing agencies in the Los Angeles area have much stricter standards than the Housing Authority of the City of Los Angeles. We are raising our standards to reflect the community values supported by other public housing agencies. Even with the changes proposed here, the Housing Authority of the City of Los Angeles will be less strict in many regards than neighboring agencies. The Housing Authority does not believe that the proposal to increase the ban for drug-related criminal and violent criminal activity is draconian.

## **Employee Service**

*Why do workers not call back? And what can be done about it?*

Unfortunately, Housing Authority employees have large caseloads and each employee must serve several hundred clients. Because of this volume, normally the employee will attempt to return your call within the next business day – not necessarily on the same day your call is received.

We have discovered that many clients leave several messages for our employees on the same day rather than leaving just one message and allowing the employee a reasonable period of time in which to return the call. Some clients call several times a day and leave no message at all!

We suggest that if you do not reach the employee you are calling, you leave a clear, short message about why you are calling with your return phone number. That way the employee can look at your records before the call is returned so that information is available to answer your question or concern.

- Do not call and then hang up.
- Do not call several times a day.
- Leave a clear message about why you are calling and wait for a return call.
- If the employee has not returned your call within 2 business days, then consider calling again.

*The Housing Authority is considering a call center in the future to reduce wait times that may currently be experienced.*

**Comments And Questions Received At The Housing Authority Meeting With Advocates & Housing Partners August 7, 2008, On The Proposed Revisions To The Agency And Administrative Plans.**

**Attendees:**

Ruth Schwartz, Shelter Partnership  
Louis A. Rafti, Legal Aide Foundation  
Dora Gallo, A Community of Friends  
Neil McGuffin: Corporation for Supportive Housing

***There is a need for transparency. What specific crimes are excluded or included in Chapter 13 on Terminations and Denials? The Housing Authority's answers seem to vary.***

**A.** The types of crimes are listed in the Administrative Plan in Chapter 13 for all to see, both staff and the public. The Housing Authority must follow its Administrative Plan, which is posted on the Internet at [www.hacla.org](http://www.hacla.org). The Housing Authority uses HUD definitions for violent criminal activity, drug activity, etc. provided in its regulations, specifically in 24 CFR part 5.

***In the proposed revision to Section 2.10, how can the Housing Authority limit reinstatement to the waiting list for reasonable accommodations to 3 years?***

**A.** The Housing Authority considers three years to be a reasonable period as we are not required by HUD to maintain records beyond 3 years. (The Housing Authority is very lenient in this area. Based on a survey taken about four years ago, some other local PHAs provided only 60-day windows to request a reasonable accommodation review for withdrawal from the waiting list.)

The Housing Authority is not required nor has the funds to ensure that a disabled person, or indeed any person, be successful in searching for housing with the use of a voucher. 24 CFR 8.4 explains that "for the purposes of this part, [non-discrimination based on handicap] housing aids, benefits and services, to be equally effective, are not required to produce the identical result or level of achievement for individuals with handicaps, but must afford individuals with handicaps equal opportunity to obtain the same result, to gain the same benefit, or to reach the same level of achievement." Unfortunately, many persons without disabilities (i.e. persons who are in no way disabled) are frequently unable to locate suitable housing during the normal 120-day term of the voucher.

The Housing Authority took more than 283,000 applications between 1998 and 2004. We expect to take between 150,000 and 300,000 applications when we open for new applications in a few months. Since families are not required to divulge whether or not a member has a disability, the Housing Authority would have to retain and store all these records permanently. The Housing Authority's does not have the funds to maintain records for more than three years.

***Suggests the Housing Authority establish a special unit that only handles Section 504 issues to determine what is reasonable with the goal of providing expertise and uniformity.***

A. The Housing Authority will take this under advisement.

***Several advocates: The Appendices to the Administrative Plan are not posted to the Internet.***

A. In a personal inspection by the Section 8 administrative analyst, the Administrative Plan, 2008 and all appendices were properly posted to [www.hacla.org](http://www.hacla.org) as of noon 8/6/2008 in an easily searchable .pdf format.

***Several Advocates: Proposed changes to the Plan should be posted to the Housing Authority's Internet site.***

A. The Housing Authority will take this under advisement.

***Some HACLA revisions provide for more leniency than current practices. That is not apparent because the reader does not know the current HACLA procedures that are being modified or introduced in the Plan as a new policy.***

A. The Housing Authority will look into how to better provide information to interested parties, whether to invite advocates to JANE meetings or to post the proposed changes on the Internet or provide a side-by side commentary on the proposed changes.

***The Section 10.2.2 limitation of the voucher terms to 240 days as a reasonable accommodation should be made instead on a case by case basis and not capped.***

A. The comment is not germane to the changes proposed for this year. This is a standing and unchanged section of the Plan. The 240 day period is greater than any agency known to us in Southern California. HUD has advised PHAs that voucher terms should not be indefinite for reasonable accommodation purposes. (See PIH Notice 2005-5 HA February 1, 2005, Item 5 A.)

A person with severe problems should be referred to an agency that can provide assistance and the Housing Authority can provide the assistance of an Ombudsperson.

***Section 11.21.1 gives a family only 90 days to locate a unit on an owner HQS violation. That is not sufficient.***

**A.** This added provision actually extends the current procedures put in place by memorandum to staff. Previously the owner had 30 days to correct a HQS deficiency after an inspection prior to being abated. After 30 days of abatement, HACLA sent termination notices and an offer to voucher the family with the intent to terminate the HAP contract in 60 days. Now the Housing Authority adds an additional 30 days to allow the owner to fix deficiencies and an additional 30 days for tenant to search. The change was made at the suggestion of an attorney for low-income clients to make notice provisions more closely parallel the State requirement for owners to give a 90-day notice. HUD requires the PHA to take "prompt and vigorous action" to resolve HQS deficiencies (24 CFR 982.404)

***For HQS terminations, the HACLA should allow the tenant to fix minor HQS deficiencies, allow more time, enlist the Los Angeles Housing Department (LAHD) to inspect the unit for health & safety violations and thereby double the enforcement effort.***

**A.** The Housing Authority currently notifies the family at the same time as the owner of all deficiencies, abatements, and/or termination of contract. We do not prevent the tenant from fixing deficiencies, but we do not recommend it. We can look into the idea of asking LAHD to also inspect, but LAHD inspection staff is hard pressed to meet their own requirements to inspect all units every 3-5 years. Given the City's current budget constraints, the LAHD could not possibly perform an additional 200-300 inspections per month for units placed on abatement by HACLA.

Participating owners already complain about the duplicative inspections of units by the Housing Authority and the LAHD. Requiring even more inspections would not be beneficial to the health of the program in Los Angeles.

Furthermore, HQS standards do not parallel LAHD or Department of Building and Safety standards and the LAHD will not accept a HACLA HQS inspection as meeting its standards.

***In Section 13.7.6 the proposed permanent ban for threatened or actual violence is too extreme. People change over time. The Housing Authority should make allowance for them. A ban of 10-20 years would be more appropriate than a permanent ban.***

**A.** This proposed revision was actually made to clarify the Housing Authority's original intent when Section 13.7.6 was first introduced several years ago. The ban was originally intended to be a permanent ban for the protection of staff. Nevertheless, the Housing Authority has given consideration to the concerns of advocates and will decrease the permanent ban to a ten year ban.

Section 13.8 of the Administrative Plan already provides the Housing Authority with a means to make allowances by addressing the Housing Authority's discretion to consider circumstances (where permitted by HUD) and stating that HACLAs are subject to consideration of reasonable accommodations in accordance with 24 CFR part 8. We will be moving this section forward to Section 13.1 in response to other concerns expressed by advocacy groups.

***The Administrative Plan does not provide for reasonable accommodation in some sections that address when participation is denied, but does so in others. Shouldn't the Plan address that in all those sections?***

**A.** Although some sections of the Plan, for example Section 13.3.1.2 dealing with drugs and Section 13.4.2 dealing with violent criminal activity, explicitly state the possibility for reasonable accommodations, we did not feel it necessary to repeat that in every section. Section 13.8 explains, in accordance with 24 CFR regulations, that the Housing Authority may consider all circumstances when making any determination to deny or terminate assistance. This section also indicates the family's right to request a reasonable accommodation in accordance with 24 CFR part 8. We will re-number this section and move it to Section 13.1.

The reasonable accommodation language mentioned above was inserted into those two sections of the Administrative Plan in 2005 in direct response to the vehemently expressed concerns of the same advocacy groups that the Plan was not clear without them. We will nevertheless remove those citations now to avoid any confusion.

***Why should the family have to "prove up" a reasonable accommodation?***

**A.** The family has always been required to request a reasonable accommodation and it has always been the responsibility of the family to provide proof of the disability. This is also regulatory.

***Section 18.4.1 seems to treat families in S+C differently by placing a limitation on rents by means of the FMR cap.***

**A.** This is not revised language and the query is not germane to the Agency Plan process. Any limitation is HUD's and was addressed in the HUD letter mentioned in section 18.4.1. HUD determines funding allocations and how funds in general will be

used. There will be no change. In fact, the section advises the PHA that the FMR is not a cap to rent increases in the S+C program and the rent increases may be provided so long as the rents remain reasonable and there is sufficient funding available to pay for the increase.

***To cap family absences at 180 days in Section 18.6.7 for the S + C program seems unreasonable.***

**A.** The cap is HUD's. The Housing Authority has the longest period (180 days) allowed by the tenant-based regulations. Provided that the 180 day requirement is not statutory, anything beyond 180 days would require a HUD waiver.

***Why is HACLA removing people from the waiting list due to non-response on an annual basis in Section 5.26?***

**A.** This is a matter of efficiency. Even with a waiting list updated and certified by an outside vendor within the last year, only 50 percent of families invited to an initial interview show up. This causes great inefficiencies in providing service to those in need.

Some of these failures may be due to the applicant's failure to keep the Housing Authority aware of his or her current address. In such cases, if the Housing Authority sends a letter once a year it is more likely that the post office will be able to forward the mail to the correct address. If the family does not reply, we will remove the family from the waiting list. If the family provides a corrected address, we will be able to locate the family when their number comes up on the list. Families with a disability can be returned to the waiting list in accordance with reasonable accommodation provisions of the regulations and the Administrative Plan.

***We are concerned about Section 13.7.7 that increases the ban on families who have committed fraud from 5 to 10 years (and also increased bans for drug-related criminal activity and violent criminal activity from 3 to 5 years). What is the Housing Authority's rationale for these changes?***

**A.** The Housing Authority is conforming its periods of denial to more closely parallel such PHAs as the Glendale Housing Authority and the Housing Authority of the County of Los Angeles (HACoLA). We are attempting to provide some uniformity, especially when families wish to port between agencies.

Other agencies complain of the disparity and that the Housing Authority is the most lenient agency in the area. The same reasoning applies to other extensions of bans for violent criminal activity and drug-related criminal activity.

The HUD Office of Inspector General (OIG) also frequently brings up individual cases asking why our standards are so low.

*In addition, the increased periods of denial will serve to solidify our participant owner base without which there would be no assisted tenant-based housing program. Owners have addressed concerns about our screening and admissions policies and the period increase reflects some of those concerns.*

For applicants to the S+C program, the Housing Authority does not screen for criminal history. For the applicants coming in under the Section 8 Homeless Program, we are required to screen for sex registration requirements and other criminal offenses and to set standards in many areas in accordance with 24 CFR 982.552 and 982.553.

A family can always make a reasonable accommodation claim, when appropriate and if the criminal activity was the result of a prior or continuing disability. These accommodation procedures are all covered in Appendix 3 of the Administrative Plan and referred to generally in Section 13.8 which will be re-titled and moved up to Section 13.1.

***With regard to the proposed addition of Sec 13.x.x, is it appropriate to terminate assistance for a family's failure to report an additional family member? Is it appropriate to require the family to repay the Housing Authority for all HAP paid on the family's behalf, even if there was no increase in family income due to the additional family member?***

**A.** A failure to report an additional family member is a violation of the family's obligations under 24 CFR 982.551. The HCVP Guidebook cites the intentional misrepresentation of family members as fraud (Chapter 22 – Program Integrity). The family can be terminated for any violation of family obligations in accordance with 24 CFR 982.552(c)(10(i)).

Nevertheless, after review of its current requirements on repayment of overpayments of housing assistance and other revisions to sections on fraud and misrepresentation, the Housing Authority is **withdrawing** this proposed addition to the Plan.

***Section 13.x.x and 13.7.7 seem to ignore the fact that a key element of fraud is the intent to deceive for gain.***

**A.** We agree. Section 13.x.x has been withdrawn. We are aware of the requirements of fraud and the distinction between fraud and misrepresentation. We have rewritten the subsections to section 13.7.7 to address the distinction between fraud and misrepresentation of income.

***The Housing Authority should address the possibility of using project-based housing in the HUD-VASH program in the Agency Plan.***

A. We may add something on this at a later date. The program is too new to know how project-basing would be approached or whether it would be appropriate.

***The Housing Authority should include more project-basing initiatives in its project-based statement.***

A. The Housing Authority is participating in the Mayor's 5-year plan to end homelessness. We are key participants in the Permanent Supportive Housing Program. We seem to be in line with efforts by the Mayor's office, LAHD and other City agencies in meeting the Mayor's goal and in providing project-based assistance toward accomplishing these initiatives. We have made provisions for use of up to 2,900 vouchers for project-based units in our project-basing statement.

***The Housing Authority is converting 651 elderly and scattered site units to Section 8. Isn't that a loss of subsidized units overall?***

A. No. The ownership of the units is being transferred to LA LOMOD South, a separate and distinct entity of the Housing Authority, thus there is no real loss of units to our low income housing portfolio. Moving the units out of the realm of public housing, which is seriously under-funded, into the more financially viable Section 8 program will allow the Housing Authority to retain this valuable housing stock and to maintain it properly.

*We requested replacement vouchers and HUD recently granted 651 replacement vouchers. Overall the number of physical units will not be decreased and the Housing Authority gains 651 vouchers in perpetuity.*

***With respect to the HUD-VASH program, where are the exceptions to HCVP regulations coming from?***

A. From the Federal Register Notice listed in the revisions. The HUD Secretary has been authorized by Congress to grant waivers and place special requirements on the use of the vouchers for HUD-VASH. We have added a new Chapter 21 on the HUD-VASH program to reflect these significant changes.

***With regard to Section 21.4.2, who establishes the case management requirements for the HUD-VASH program?***

A. These are set up by the Veterans Administration (VA).

***With respect to Section 21.4.3, what if the Housing Authority wants to transition a veteran who has completed case management requirements to a***

***regular HCVP voucher, but the veteran is barred by the results of a criminal history check?***

A. In that case the Housing Authority would continue assistance for the veteran under the HUD-VASH program.

***Section 21.10 and the Federal Register Notice speak of “property owned by the VA.” What about land owned by the VA but which it leases to another entity as may become the case in Los Angeles?***

A. We have no specific answer to that question. HUD determines what is meant by the term “ownership.” At the present time the HUD-VASH initiative is too new to determine all the ramifications and complexities of the program. HUD’s definition of “ownership” can vary between programs. We will await clarification from HUD on the issue.

***General concern about why the Housing Authority is raising the threshold for denials of participation from 3 years to 5 years, (13.3.1.1 et al.) and for fraud from 5 to 10 years.***

A. The Housing Authority is modifying its standards to be more aligned with the standards of neighboring PHAs, allowing for consistency and minimizing portability issues. This change also helps to address portability issues and owner concerns as a result of the current standards.

While matching will always be inexact because there will always be variances due to an agency’s particular needs or concerns, these current revisions seek to bring the Housing Authority more closely in line with existing standards of the PHA community.

Our attempt to have roughly equivalent standards, however, does not mean we simply want to copy the standards of other PHAs. Thus, for example, the Housing Authority will not be using the date parole was completed to establish timeframes for denial as is the case with HACoLA. However, we retain the right to review and revise our standards periodically.

***The County Housing Authority’s (HACoLA’s) Agency Plan states they meet only HUD’s minimum requirements, whereas the Housing Authority’s agency plan indicates it has higher standards than HUD requires. How can HACLA be raising its standards to the County’s level if this is the case?***

A side by side comparison, conducted by the Los Angeles Homeless Services Authority, and reviewed by our Planning Department, shows that the HACoLA has stricter standards than the Housing Authority in almost all areas.

***Legal Aide Assistant: How does HACLA meets VAWA requirements for non-citizens when determining whether to pro-rate assistance for the family? What if the INS does not provide a determination of status?***

**A.** The Housing Authority uses determinations made by the INS and ICE to determine whether citizenship requirements are met. The Housing Authority bases its pro-ration on those determinations. We have no information or expertise on how to interpret or work within the INS regulations. We suggest working with the INS directly and perhaps enlisting assistance from the appropriate Foreign Consulate office in Los Angeles. Only if the INS provides the family with the appropriate documentation, can the Housing Authority remove or revise the pro-ration, which is required by statute and by regulation.

**Questions And Concerns Expressed At The Agency Plan Public Hearing - St. Anne's - Foundation Room, August 28, 2008.**

Advocate Participants:

Downtown Women's Center	United Way of Greater Los Angeles
Lamp Community	Los Angeles Homeless Services Authority
Los Angeles Community Action Network	Shelter Partnership
Public Counsel Law Center	Homeless Health Care Los Angeles
United Job Creation Counsel	Los Angeles County- Department of Mental Health
Legal Aid Foundation OF Los Angeles	Just in Reach
Corporation for Supportive Housing	Ex-Offender Action Network
Los Angeles Metropolitan Churches	
Union Rescue Mission	

Overall, the Housing Authority was praised for its efforts to provide housing in the City of LA and for its leadership as a housing authority in the region. Many advocates described the Housing Authority as the first choice for housing assistance.

The major concerns about proposed changes to the Administrative Plan were the proposed increases in the terms of denials from 3 to 5 years for prior drug-related and violent criminal activity. Tenants, community representatives, and advocates addressed their reasons for their concerns, which we address below.

There were additional concerns about reasonable accommodations, preponderance of evidence, and illegal use of a drug. We have grouped and consolidated the concerns where possible. Individual concerns are addressed after the more general concerns.

## TERMINATION AND DENIALS

### ***Why has the Housing Authority increased the ban for applicants for prior evictions for drug-related criminal activity and prior violent criminal activity from 3 to 5 years?***

The Housing Authority is proposing to increase its periods of denial to more closely parallel those of neighboring public housing agencies (PHAs) such as the Glendale Housing Authority and the Housing Authority of the County of Los Angeles (HACoLA). We are attempting to provide some uniformity between our agency and other local PHAs, especially for families that port between agencies. This more closely aligns the Housing Authority's community standards with those of neighboring PHA's.

By meeting local standards the Housing Authority is better able to address portability issues families face when moving throughout various jurisdictions. In addition, we are able to address concerns raised by owners, who make housing opportunities available, and to maintain owner participation. Also, when we open up our waiting list sometime in 2009, we expect to receive 150,000-300,000 applications. With limited funding it is necessary to provide housing assistance to families whom are law-abiding citizens.

### ***Many homeless persons have prior criminal histories with drug-related and violent behavior and the increased time frame will reduce housing options for those that need it most, such as the homeless.***

The Housing Authority provides assisted housing for approximately 1,986 families through the S+C program, which does not allow for any screening for criminal history. HUD-VASH, another special program that provides 840 vouchers, does not allow for any screening for criminal history except for persons required to register as sex offenders. Other homeless programs such as the Housing Authority's Section 8 Homeless and Permanent Supportive Housing programs, fall under the regulations of the Housing Choice Voucher Program. For these programs we are required to not only screen for sex offender registration status but are also required to set standards with regard to other criminal offenses in accordance with 24 CFR 982.552 and 982.553.

If the criminal or other activity was the result of a prior or continuing disability, an applicant can always make a reasonable accommodation claim, if appropriate. These accommodation procedures are all covered thoroughly Appendix 3 of the Administrative Plan and are referred to generally in the Administrative Plan Chapter 2 – Equal Housing Opportunity Plan, Section 2.9, Objective IX: Providing Accessibility for Persons with Disabilities, and Section 2.10: Providing Reasonable Accommodation. In addition, the Housing Authority in its Chapter 13 –

Terminations and Denials in Section 13.8, Housing Authority Discretion to Consider Circumstances, states its authority to, at its sole discretion, consider all circumstances surrounding a case when making a determination regarding termination or denial and has cites the requirement to provide a reasonable accommodation if the family contains a person with a disability in accordance with 24 CFR part 8 on nondiscrimination.

The Housing Authority recently conducted an APO Criminal Background Check Report to determine the number of applicants (including homeless applicants to the HCVP) who were found to have convictions for prior drug-related or violent criminal activities found through the criminal background check process. Out of 10,092 background checks from Jan 1 to July 31, record checks discovered 26 convictions for drug use or possession, 20 convictions for drug sale, and 28 convictions for violent criminal activity. Together, this amounts to only 0.8% of the total number of applicants screened. Therefore, the overwhelming majority of applicants, even in S8 homeless programs, are not severely affected by our screening policy.

***Local advocates have found that there is disparate treatment and prosecution of homeless, low-income, and minority persons. In some cases, offenders are charged with possession to sell rather than simple possession. Increasing the timeframe for denials exacerbates the situation for those in this position.***

The general objectives of the Housing Authority are to provide affordable, decent, safe, and sanitary housing for eligible low and very low-income families and individuals. The Housing Authority establishes policies that will allow it to meet its objectives and conform to community standards. We recommend that concerns about the disparate treatment of persons with mental disabilities by law enforcement agencies be addressed by the proper authorities that have jurisdiction over the matter.

***We are confused about “the policies for reasonable accommodations.” Why is it highlighted in some sections of Chapter 13: Terminations and Denials and not in others?***

The reasonable accommodation procedures are addressed throughout the Admin Plan. They are covered generally in the Administrative Plan Chapter 2 – Equal Housing Opportunity Plan, Section 2.9, Objective IX: Providing Accessibility for Persons with Disabilities, and Section 2.10: Providing Reasonable Accommodation. We also address reasonable accommodation in Chapter 13 – Terminations and Denials in Section 13.8, Housing Authority Discretion to Consider Circumstances. Appendix 3 to the Administrative Plan, a 54-page

insert taken from our Board-approved Manual of Policy and Procedure, provides procedural details on reasonable accommodations.

Reasonable accommodations apply to all activities of the Housing Authority in accordance with Federal law. In addition, the Housing Authority in Section 13.8 states its right and ability to, at its sole discretion, consider all circumstances surrounding a case when making a determination regarding termination or denial.

In our 2006 Agency Plan process, homeless partners and advocates requested that Section 13.3.1.2 and Section 13.4.2 specifically reference reasonable accommodations. The references in these sections now seem to be causing confusion. To eliminate the confusion, the Housing Authority will strike the language in those sections. We will renumber Section 13.8 as Section 13.1 to make it more prominent.

***The inclusion of the proposed section 13.X.X seems to be draconian. Why is the Housing Authority proposing to terminate assistance for families who do not report added members to the family, who then have to repay HAP retroactively?***

These families are violating their family obligations contained in 24 CFR 982.551. HUD has indicated in the HCVP Guidebook chapter on program integrity that families who intentionally misrepresent family size and composition are guilty of fraud.

Nevertheless, upon careful consideration of the concerns raised by advocacy groups and a review of current safeguards and the proposed additions to the Plan with regard to misrepresentation of income and fraud, the Housing Authority has decided to withdraw the proposed section.

## **DISPOSITION OF 651 UNITS**

***Is there going to be a loss of housing stock through the disposition of 651 units?***

No. Over the last several years the Federal government has reduced funding for public housing. As a result, housing authorities do not have enough income to run and maintain those properties. In an effort to maintain its current low income housing stock, the Housing Authority is transferring ownership of the units to LA LOMOD South, an instrumentality of the Housing Authority. This "disposition" will allow the units to remain part of the Housing Authority's low income housing stock. HUD has verbally agreed to provide the Housing Authority with 651 replacement vouchers. In effect, the Housing Authority will lose no housing stock, but will gain 651 vouchers in perpetuity.

## **SPECIFIC COMMENTS FROM ADVOCATE GROUPS**

***Legal Aid requested that the Housing Authority set up a dedicated unit to handle reasonable accommodation requests.***

The Housing Authority currently assigns several persons to handle reasonable accommodation requests. We agree with Legal Aid that assigning a dedicated staff may help create a consistency in judgments for reasonable accommodation requests. The Housing Authority will take the suggestion under consideration.

***Los Angeles Homeless Services Authority and Shelter Partnership would like to take a more proactive approach to addressing the Housing Authority policies.***

The Housing Authority is open to all recommendations, which can be made directly to the Section 8 Director.

***Downtown Women's Center and Public Counsel Law Center inquired about the Housing Authority's conformance with the Housing Element of the City of Los Angeles, which states that there should be no net loss in public housing.***

Please refer to our response to comments on the disposition of 651 units, above.

***United Job Creation Counsel requests that the Housing Authority meet requirements of section 3, Rehabilitation of Building Requirements, to contract small, minority-owned businesses that reside within the Housing Authority's jurisdiction.***

The Housing Authority abides by all section 3 requirements and assures that all of its contractors and subcontractors are in compliance. Please refer to Section 2.7 of the Administrative Plan for the Housing Authority's policies on minority business enterprises, women's business enterprises and section 3 requirements.

***Corporation for Supportive Housing requested clarification on the definition of preponderance of evidence and how this is used in regard to terminations and denials.***

Preponderance of evidence is defined as: "evidence that is of greater weight or more convincing than the evidence that is offered in opposition to it, that is, evidence that when taken as a whole shows that the fact sought to be proved is more probable than not." That definition is contained in the introduction to Chapter 13 – Terminations and Denials.

It is a standard used in all civil law actions and is cited as the standard to be used in HUD regulations at 24 CFR 982.553 and 982.554.

## **COMMENTS RECEIVED IN LETTERS FROM VARIOUS ADVOCACY GROUPS**

### **Westside Center For Independent Living**

John Bamberg, Systems Change Advocate

- *W.C.I.L.'s concern about the lack of identification of low-income people with disabilities throughout the plan, particularly because there is an absence of special vouchers for this group of people.*
- *W.C.I.L. believes that the Housing Authority needs to provide more attention to low-income disabled people.*

The Housing Authority has determined that when it opens for new applications we will, as we have in the past, conduct a lottery to ensure fairness to all categories of people. We currently do not offer a waitlist preference to applicants with disabilities. However, approximately 40 percent of our assisted families are persons with disabilities.

In addition the Housing Authority runs one of the largest S+C programs in the country, a program that targets chronically homeless and homeless individuals and families. The Housing Authority currently has an allocation to serve 1,986 families and we apply for additional funding each year.

The Housing Authority continues to participate in the original VASH, a program targeted toward disabled veterans, the Medicare Waiver Program, and the Housing Opportunities for Persons With AIDs (HOPWA) Program. The Housing Authority is also participating in the new HUD-VASH program for veterans. The Housing Authority is, and always has been, committed to serving the disabled community.

### **A Community Of Friends**

Dora Leong Gallo, Chief Executive Officer

- *Suggests that the Housing Authority include a statement in the Administrative Plan of its intent to consider project-basing vouchers for future HUD-VASH allocations.*
- *Requests that the Housing Authority include a reasonable accommodation statement in the beginning of the Plan. This is to minimize confusion of its use since "reasonable accommodations" are referenced in some sections*

*of the Plan and not in others, even though reasonable accommodations should apply to all sections.*

The HUD-VASH program is new. The Housing Authority will make a determination on whether to commit to project-basing of vouchers in this program at a later date after we have had an opportunity to more thoroughly evaluate the program.

The Housing Authority already has a lengthy section on Reasonable Accommodation in Chapter 2, Section 2.10, Objective 10: Providing Reasonable Accommodation. The entire Plan is available on the Internet at [www.hacla.org](http://www.hacla.org). Appendix 3, also on the Internet, covers Housing Authority procedures for considering reasonable accommodation requests and contains 54 pages of information. This appendix is cited repeatedly throughout the Plan. Finally, Section 13.8 in the chapter on terminations and denials also deals specifically with reasonable accommodations. We will, however, move and re-number that section to Section 13.1 to provide additional prominence and clarity. We will delete the two apparently confusing references to reasonable accommodations elsewhere in Chapter 13.

### **Los Angeles Community Action Network**

Becky Dennison, Pete White, Co-Directors

- *Objects to ANY increase (i.e. 3 to 5 years) in time for denied access. They reference (Sections 13.3.1, 13.3.2, 13.4.2, 13.7.7, 13.7.8, and 13.7.9).*
- *States it is unfair to extend prohibitions for people who have been evicted or terminated.*
- *Opposes the possible reduction of 651 affordable units and the conversion to tenant and project-based vouchers. They state this is not aligned with the Housing Element of the City of Los Angeles.*

The Housing Authority has determined that it is in the best interests of the Housing Choice Voucher Program to increase the penalties for violent criminal activity, eviction from assisted housing for drug-related criminal activity, and drug-related criminal activity from three to five years and to extend the prohibition on persons evicted from public housing or terminated from the Section 8 program to five years. We are doing so to more closely approach the community standards established by our neighboring public housing agencies and to address concerns expressed by the HUD Office of Inspector General that our current standards are too low.

In addition, the increased periods of denial will serve to solidify our participant owner base without which there would be no assisted tenant-based housing program. This change allows the Housing Authority to better address portability issues families' face when moving throughout various jurisdictions. The extension of the ban for fraud will be extended from five years to ten years. Other PHAs provide for a permanent ban for fraud.

Concern about a possible loss of 651 units has been addressed earlier.

### **Los Angeles County- Department Of Mental Health**

Marvin Southard, Director

- *The Housing Authority's actions are contrary to current national and local commitments to end homelessness.*
- *Opposes increase the ban on assistance from three to five years for violent and criminal activity because it provides additional barriers to housing.*
- *States reasonable accommodations must be made for homeless applicants with mental disabilities.*
- *Recommends that the Housing Authority use its discretionary privilege to maintain current policy.*
- *States that the mentally ill are more likely to be charged with a more serious offense for the same crimes than those not mentally ill.*
- *The Housing Authority should eliminate its requirement for completion of drug rehabilitation programs.*
- *The Housing Authority should consider the mental status of the client at the time of the offense.*
- *Opposes the increased ban of assistance from five to ten years for fraud.*

There may be as many as 73,000 homeless families in the county; however, the Housing Authority of the City of Los Angeles is not the sole provider of housing assistance for families in the county. Homelessness is a regional problem. We encourage the writer to contact the Housing Authority of the County of Los Angeles (HACoLA) and other housing authorities in various cities of the county for additional assistance for the homeless.

The Housing Authority expects to take between 150,000 and 300,000 when the waiting list is opened in 2009. The money allocated by Congress for assisted housing is dwarfed by the needs and numbers of low income families. These include families earning the minimum wage, families doubling up with other households, single parents and other households with insufficient TANF income provided by the County Department of Social Services as well as homeless families.

Issues of reasonable accommodation and the length of denial periods have been addressed earlier.

The Housing Authority does not deny assistance for such offenses as vagrancy, loitering, and resisting arrest nor for petty or even grand theft as mentioned in the letter.

The Housing Authority has committed resources to all of the Mayor's homeless programs, but it will not and cannot deal exclusively with the homeless population. We have entered into agreements with many homeless providers to search out the homeless, provide supportive services and rehabilitation, and to otherwise prepare them for permanent housing. We comply with all current Mayoral directives on homelessness and are a key supporter of, and participant in, the Mayor's Permanent Supportive Housing Program, Project 50 and other homeless initiatives.

We recommend that concerns about the disparate treatment of persons with mental disabilities by law enforcement agencies be addressed by the proper authorities who have jurisdiction over the matter.

The Housing Authority only requires that a person convicted of drug related criminal activity or convicted of an offense attributable to alcohol abuse be active participants in a drug or alcohol rehabilitation program. We do not require completion of such a program except in the cases of persons who were evicted from assisted housing for drug-related criminal activity - that is a statutory requirement for the first three years.

Over many years the Housing Authority has developed working relationships with many mental health service providers and entered into contracts or memoranda of understanding so that these professional agencies would perform outreach for the homeless and disabled. We expect that these agencies will, as part of the MOU for assisted housing, provide appropriate rehabilitative and/or supportive services for their clients. If this is not possible, we will look for providers who will provide such services.

The Housing Authority has no means to determine the mental status of a person at the time a crime was committed except if the individual makes a claim for a reasonable accommodation and a medical provider verifies the claim. As stated in earlier responses, the Housing Authority has addressed the concept of reasonable accommodation thoroughly in its Administrative Plan and in its Manual of Policy and Procedures.

### **Shelter Partnership**

Ruth Schwartz, Executive Director

- Concerned with language of Section 11.21.1 that deals with terminations for HQS violations, Shelter Partnership recommends that the contract termination date be one day before the new contract start date, or after the 120 day voucher term expires without submission of a RFTA.
- With regard to Section 11.21.1, Shelter Partnership's understanding is that contract need not terminate until tenant locates other housing.
- States there are issues that can arise when searching for new housing (initial inspection, voucher issuance, etc) that can delay locating a suitable unit.
- Opposes the permanent ban for abusive or violent behavior (Section 13.7.6).
- Regarding the 651 conversion, Shelter Partnership requests that the Housing Authority specify in the plan that it will only complete this transaction if HUD awards the Housing Authority the replacement vouchers.

By this revision to the Administrative Plan, the Housing Authority has actually extended the period of time for the owner to correct HQS deficiencies from 60 to 90 days. The Housing Authority has likewise extended the notification period for families of the proposed termination of the HAP contract from 60 to 90 days. For each month the unit is out of compliance, the Housing Authority incurs a potential liability if a member of the family is injured due to the cited HQS deficiency.

After considering the comments of various advocacy groups, the Housing Authority has modified its proposed prohibition of admission for prior violent or abusive behavior against a HACLA employee from a permanent ban to a ten year ban.

The Housing Authority has rewritten the sections on fraud and misrepresentation of income (Section 17.7.7, et. seq.) so that the family is not banned for misrepresentation, only for fraud.

The concern about a possible loss of 651 units of low income housing has been addressed earlier.

### **Los Angeles Homeless Services Authority**

Leslie Wise, Director of Policy and Planning

- Opposes the increased ban from 3 to 5 years for drug related and violent criminal activity.
- This will increase barriers to voucher access to many homeless applicants, who often have no other options.
- Homeless families will be turned away because one family member has a criminal record.
- The benefits of porting will be outweighed by negative impacts of the change.
- Individualized decisions should be made based on evidence of rehabilitation, the length of time since the crime was committed, and the nature of offense.
- The Portland, Oregon PHA uses a criminal history guideline matrix to categorize criminal offenses.
- The Equal Employment Opportunity Commission considers similar factors.
- The City of Baltimore has differing restrictions based on whether convictions are misdemeanor or felony.
- The homeless are more likely to have disabling conditions, histories of drug abuse, and other special challenges and therefore should have barriers to access housing minimized.

The first five concerns have been addressed earlier. The Housing Authority believes it has the authority to increase the periods of prohibition and that the benefits outweigh the liabilities. The Housing Authority provides reasonable accommodation to all families in accordance with the provisions of its Administrative Plan and Manual of Policy and Procedure as has been stated earlier.

LAHSA submits Portland's four levels of standards and suggests the Housing Authority take into consideration the length of time since the commission of an offense and the nature of the offense. We feel that the levels of offenses are already clearly defined in the Administrative Plan as well as the periods of proscription. With regard to Portland's criteria, the Housing Authority would not even consider banning an applicant for ANY of the grounds mentioned in Portland's categories 1, 2 and 3. In fact, none of the offenses listed in those categories are barriers to admission to HACLA's programs except for alcohol abuse.

Congress and HUD require each PHA to set admission standards for alcohol abuse, and the Housing Authority believes its standards are reasonable. The Housing Authority likewise believes that its Administrative Plan follows the general guidelines of the Equal Employment Opportunity Commission.

The HACLA anticipates 150,000 to 300,000 applications for assisted housing when it opens its Section 8 waiting list. All housing assistance makes use of taxpayer funds. Due to an increase in demand and need and the limited funding s provided by the Federal government, HACLA must exercise care in providing housing assistance. We have attempted to balance the needs of the community and our participant owners against the needs of an underserved low-income population and a low level of funding to the best of our ability.

The Housing Authority believes that it has one of the best and most extensive networks of homeless service providers in the United States. These providers and advocates work with us to provide both permanent assisted housing and temporary housing for the homeless. The homeless are a difficult population to serve. In many cases it may be necessary for homeless service providers to assist families by providing temporary housing and self-sufficiency, rehabilitation and other case management activities to prepare the homeless family for a transition to permanent assisted housing. Since the homeless providers can offer individualized case management, we hope that they will continue to assist homeless families in their efforts to become and remain drug and alcohol and crime-free citizens before they refer the families to the Housing Authority's various assisted housing programs for permanent housing. We hope that they will continue to provide case management and rehabilitative services once the family transitions to permanent assisted housing.

## **Protection & Advocacy Inc.**

Michelle Uzeta, Associate Managing Attorney

- Opposes the requirement to have the live-in aide appear at every annual re-examination.
- Without the additional bedroom offer up front, it may be difficult for a family to secure a live-in aide.
- If an individual completes a drug treatment program, admission or reinstatement must be available for that individual.
- Opposes the three-year limit for reasonable accommodations for reinstatements to the waiting list.

The live-in aide requirements are primarily the result of PIH Notice 2008-20 with which the Housing Authority must comply. The Office of Inspector General has required HUD to insure that the additional subsidy provided for a live-in aide is, in fact, warranted, and that tax-payer dollars are not spent without verification. The Housing Authority has frequently discovered prior to Notice 2008-20 that families abuse the live-in aide authorization. Some families accept the subsidy for a larger bedroom size, rent a unit with an additional bedroom that was intended for the live-in aide but then never obtain an aide and use the added bedroom instead for furnishings or to house unauthorized relatives. We will comply wholeheartedly with the OIG's efforts to end abuse of this subsidy.

The Housing Authority's drug policy requires completion of a drug rehabilitation program ONLY in cases in which a family member was evicted from assisted housing. The current three year ban is a statutory requirement. The Housing Authority is extending that ban to five years. In cases of illegal personal use of a drug or possession for personal use or for abuse of alcohol, the Housing Authority requires only that the family be a current participant in a rehabilitation program to avoid its one-year ban.

The City Attorney has reviewed the Housing Authority's proposed changes to its drug policy and its reinstatement policy and has found no violation of law. The Housing Authority is required by statute and by regulation to set standards with regard to denial of admission due to drug abuse and alcohol abuse and our standards will remain firm but flexible.

## **Peace Over Violence**

Denice Labertew, Meliah Schultzman

- The Housing Authority does not list services for victims of domestic violence, dating violence, or stalking.

- Requests special procedures such as emergency transfers for victims of domestic violence
- Encourages the Housing Authority to develop a domestic violence provider list
- Encourages the Housing Authority to add domestic violence, sexual assault, and stalking to the list for reasons why a supervisor may approve an extended absence from the unit.
- In cases when the perpetrator does not leave the house, the Housing Authority should still award the family vouchers. It is not always feasible to get the perpetrator to leave.
- Concerned about the language of self-certification.
- The Violence Against Women Act (VAWA) prohibits the Housing Authority from entering domestic violence notes if the business system is a shared database.
- Requests that the definition of domestic violence, etc., be included in the Administrative Plan.

The Section 8 Department provides all employees with a list of agencies that serve victims of domestic violence as well as the LAPD and County domestic violence websites. We provide appropriate staff training on a regular basis.

Based on the recommendation of Peace Over Violence, we have added domestic violence, sexual assault and stalking to the list of reasons for which an extended absence may be approved (Section 6.17.2).

Nowhere in the Section 8 Administrative Plan is a victim of domestic violence required to move from a unit. The writer misinterprets Section 6.18.4 which deals only with situations in which the victim has been forced out of the unit due to violence. Nothing in the Plan prohibits the victim of violence from remaining in the assisted unit.

The Housing Authority will not, however, provide continuing assistance for any perpetrator of domestic violence. Domestic violence is violent criminal behavior and will be treated as such. The perpetrator will be banned for five years. The Housing Authority will assist the victim of domestic violence by referrals to law enforcement agencies and domestic violence service providers at the victim's request.

The language of certification of domestic violence is HUD's and the method of certification is quite clearly stated at Section 6.18.5 and has been reviewed by two sets of attorneys as legally sufficient.

The Housing Authority is aware of the requirements of the VAWA act relating to shared databases. Our language will not be changed as we do not share our database.

We reject the suggestion regarding adding definitions contained in VAWA to the Administrative Plan, neither the law nor HUD requires such action. HUD provided contract and tenancy addenda language that does not incorporate the lengthy definitions proposed. The definitions are a matter of law and speak for themselves.

### **Housing Rights Center**

Frances Espinoza, Executive Director

- Opposes the additional requirements for the live-in aide to appear in person during annual reexaminations and to sign a separate Family Obligations Agreement.
- Urges the Housing Authority to train staff on what constitutes a disability in order to properly process a reasonable accommodations request.
- Section 13.7.6 regarding violent and abusive behavior against HACLA staff should allow for reasonable accommodations and address issues of evictions.
- Further extensions of postponements of hearings should be allowed for disabled families.

The requirements of PIH Notice 2008-20 with regard to live-in aides have been addressed earlier. We do not feel the requirements are "overly burdensome." We feel that they will protect taxpayer dollars and prevent fraud, which is the intent of the Notice and the focus of the Inspector General's concerns.

The Housing Authority provides annual training to all employees on reasonable accommodations and disabilities including sensitivity training. Please refer to the sections in Chapter 2 of the Administrative Plan that address reasonable accommodations and providing accessibility to persons with disabilities and the 54 page Appendix III which deals extensively with reasonable accommodations for the answers to your concerns.

The Housing Authority employs outside vendors to conduct annual staff training on disabilities and reasonable accommodations. The Section 8 Department does not evict families. In the Housing Choice Voucher Program, the individual participating owner performs evictions. HCVP families must rely on the courts for legal protection. Section 8 staff can only refer families to Legal Aid or to Fair Housing and cannot itself provide legal advice.

With regard to violent and abusive behavior towards staff, the Housing Authority will ban the perpetrator for ten years rather than for life. Reasonable accommodations may always be requested in accordance with the provisions of Appendix III of the Administrative Plan.

The Housing Authority considers its parameters for hearing compliance to be reasonable. Reasonable accommodations may always be sought and determinations will be made on a case by case basis in accordance with 24 CFR Part 8 and Appendix III of the Administrative Plan.

### **Hiv And Aids Legal Services**

Thomas DeBoe, Housing Attorney

Peggy Roman-Jacobson, Legal Director

- Opposes ban from 3 to 5 years for drug related and violent criminal activity and prior drug related evictions and increases in bans for fraud, terminations for cause from Section and evictions from public housing. The Housing Authority should increase access.
- States there is disparate treatment for low-income households particularly for those in the Section 8 program.
- HALSA's clients have continuous issues in exercising their right to an informal review and informal hearing and recommends that HACLA improve this legal right for prospective and current participants.

The Housing Authority has participated in the Housing Opportunities for Persons with Aids (HOPWA) program of assisted housing since its inception, and has provided permanent tenant-based vouchers as a permanent continuation of the Federal one-year or two-year HOPWA grants for thousands of HIV positive individuals.

The Housing Authority will be opening its waiting list shortly and, based on past experience, expects to take between 150,000 and 300,000 applications from low income families for assisted housing over a two or three-week initial period.

The Housing Authority has provisions for persons with disabilities that have been discussed at length above and that are also covered at considerable length in the Administrative Plan and the Housing Authority Manual of Policy and Procedure Part I, chapter 125:1.

The Housing Authority does not bar any person on the basis of an arrest record, only for a conviction. HALSA should refer its concerns about law enforcement's "disproportionate rates of arrests," to the proper authorities who have jurisdiction over the matter. For the Housing Authority, an arrest record does not rise to the level of preponderance of evidence. It is a record of an arrest, not of a crime actually committed.

The Housing Authority is not aware of any "barriers to the procedural rights" for families seeking either an informal review or an informal hearing.

**Corporation for Supportive Housing (e-mail)**

Neil McGuffin, Senior Program Manager

- The Housing Authority has higher standards than HUD requires.
- States that the preponderance of evidence standards are "unclear" and that this, not a conviction, appears to be sufficient to ban an individual for drug related and violent criminal activity.
- Believes that increasing the ban for drug-related criminal activity and violent crime from 3 to 5 years would be burdensome for the chronically homeless.
- Why would the HUD Inspector General require the Housing Authority to conform to other PHA plans and standards?
- The extended bans will "work at odds with" the HUD VASH program.
- Homeless applicants should be given the reasonable accommodation of a formal hearing rather than just an informal review.

Congress and HUD require PHAs to "set standards" in various areas in accordance with 24 CFR 982.552 and 982.553. They allow PHAs to take into consideration community standards. The mere fact that a PHA establishes standards cannot be said to "exceed" HUD standards. HUD, in fact, mandates PHAs to set their own standards.

Congress and HUD have established mandatory denials in several areas – sex offender status, methamphetamine production and prior evictions from assisted

housing for drug-related criminal activity. PHAs are required to set their own standards in other areas. We feel that these revised standards are appropriate.

The preponderance of evidence concept is clearly stated in the introductory comments to Chapter 13. It is the standard used by HUD at 24 CFR 982.553 and 982.554 as well as the standard for all civil court cases. Our Department of Internal Control, at the urging of the HUD Office of Inspector General, requested that this language be added last year. So far there have been no cases in which a preponderance of evidence led to a denial of admission. It would be exceedingly rare for the Housing Authority to acquire any evidence about an applicant that did not come from a search of criminal records. All our denials have been based on convictions.

The writer confuses and conflates two separate concerns. First, the HUD OIG has frequently complained that the Housing Authority has set its standards too low. Second, neighboring PHAs have said that the Housing Authority's standards are too low. The HUD OIG has never advised the Housing Authority to match any specific standards.

The HUD-VASH program requirements are contained in a new Chapter 21 that details the HUD Secretary's waivers and changes to the normal tenant-based regulations. Whereas Congress gave the HUD Secretary explicit discretion to modify standards for the HUD-VASH program, it left all other standards and requirements for standards in place. The Housing Authority therefore will continue to apply those standards.

A reasonable accommodation is available for persons with disabilities, not specifically for the homeless. The regulations specifically provide for an informal review for applicants and informal hearings for participants (with the exception of denials due to citizenship). The Housing Authority will follow HUD regulations.

### **Mental Health Advocacy**

James Preis, Executive Director

- Opposes the additional barriers to housing for (3-5 year ban increases throughout the plan) for people with developmental and mental disabilities.
- The Mental Health Services Act provides additional resources for the LA County to expand mental health, support, and recovery services, but housing is essential to maximizing the success of such services.

The issue of increasing the bans from 3 to 5 years is discussed in several places above.

The Housing Authority has always provided access to the reasonable accommodation process for persons with disabilities. Cases are resolved on an individual basis.

The Housing Authority partners with many advocates for low income housing, the homeless and the disabled. The Housing Authority allows admission to the program to persons who are currently enrolled in a drug or alcohol program if the basis for denial is for personal use or possession of an illegal drug for personal use or for abuse of alcohol. These provisions have not changed.

The Housing Authority expects its partnering providers and advocates to act responsibly and assist the homeless family transition to permanent housing and stability. That includes providing supportive services such as access to rehabilitation programs internal or external to the agency and responsible case management to insure that the family participates in those programs.

### **Los Angeles Center for Law and Justice**

Autumn Elliot, Staff Attorney

- Objects to ANY increase (i.e. 3 to 5 years) in time for denied access. They reference (13.3.1, 13.3.2, 13.4.2, 13.7.7, 13.7.8, and 13.7.9).
- Opposes any increase in the ban for prior evictions. States there are low-income families unable to defend themselves for in unlawful detainer cases.
- Time frame increases places additional burden for those that need housing the most and punishes and excludes families in need of housing.
- Feels that landlords threaten a family with “losing their Section 8” if they do not comply with the landlords’ request. The penalty increase for evictions gives more power to the landlords.
- Increasing the ban for drug-related criminal and violent activity puts non-culpable family members further at risk of losing stable housing due to a single, family member.

Concerns about the timeframes for denial of access to assisted housing for various offenses have been discussed earlier.

The Housing Authority will open its waiting list shortly and expects to take between 150,000 and 300,000 applications in less than one month. The Federal government provides an extremely limited amount of financial resources for low and very-low income families. Under these difficult circumstances, the Housing Authority feels that it should provide housing to those families who meet program eligibility requirements.

The Housing Authority does not have the resources to determine when and whether a landlord intimidates a family unless the family is willing to come forward. The writer provides no suggestion as to how the Housing Authority could gain this information otherwise.

The Housing Authority has provisions for removing a family member from an assisted household in certain circumstances so that non-culpable family members may receive assistance. But the Housing Authority insists that the offender not be allowed to return to the assisted household.

### **United Job Creation Council**

Jean Franklin, Executive Director

- Requests that the Housing Authority comply with section 3 requirements for all its contracts, which states HUD contracts for housing construction and rehabilitation must attempt to hire 30 percent of all new workers from the local community, and the workers must be "low income." Ten percent of all eligible contracts must go to local, low-income contractors.
- Section 3 job opportunities can be offered to ex-offenders.

The Section 8 Department is aware of section 3 requirements and has provided for them in its Section 8 Administrative Plan at Section 2.7, Objective VII: Training, Employment, and Contracting Opportunities For Businesses (MBE/WBE Requirements and Section 3 Requirements for section 3 Covered Projects and Programs)

The Housing Authority insures compliance of all its contractors and subcontractors with Section 3 requirements of the Housing and Urban Development Act of 1968.

### **Lamp Community**

Shannon Murphy, Deputy Director

- Claims homeless are being charged with possession to sell rather than simple possession.
- States there is discrimination against people with addiction issues who are protected under the American Disabilities Act.
- Unjust evictions are far too common among low income people.

*These concerns have been addresses above.*

## Legal Aid Foundation of Los Angeles

Louis A. Rafti, Attorney at Law

The Housing Authority received an extensive document from Legal Aid and due to the contents of the document has forwarded it to the City Attorney's Office for a complete review and response.

### GENERAL SECTION 8 QUESTIONS

#### 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 2008 Public Housing & Section 8 Income Limits

(Effective 2/13/2008)

Number of Persons	Extremely Low Income 30% of Median	Very Low Income 50% of Median	Low Income 80% of Median
1	15,950	26,550	42,450
2	18,200	30,300	48,500
3	20,500	34,100	54,600
4	22,750	37,900	60,650
5	24,550	40,950	65,500
6	26,400	43,950	70,350
7	28,200	47,000	75,200
8	30,050	50,050	80,050

## **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 changed 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 in 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 August 5, 2008 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 28, 2008. 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.

**Certification by State or Local Official of PHA Plans Consistency with  
the Consolidated Plan**

I, Richard L. Benbow the General Manager certify  
that the Five Year and Annual PHA Plan of the Housing Authority City of Los Angeles is  
consistent with the Consolidated Plan of The City of Los Angeles prepared  
pursuant to 24 CFR Part 91.

 09/05/08  
Signed / Dated by Appropriate State or Local Official

# **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 community 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 increasing rents, the reluctance of owners to participate in the tenant-based Housing Choice Voucher Program, and the lack of production of affordable housing units.

To counter the effect of reduced public housing funding, the Housing Authority plans to convert 455 existing senior housing units to project-based vouchers.

The HACLA is also considering the use of project-based vouchers in connection with its ongoing program of redevelopment of public housing sites as indicated in Section 8, *Demolition and Disposition*, of this Agency Plan.

The HACLA has awarded 745 vouchers in support of the Mayor's Permanent Supportive Housing Program (PSHP) which consolidates the efforts of various City departments to assist in the provision of supportive housing for the homeless population of the City of Los Angeles. Additional vouchers may be awarded depending on the response to the Los Angeles Housing Department's Notice(s) of Funding Availability for the PSHP and the needs of the community.

The HACLA will continue to evaluate existing project-based sites funded under the project-based certificate program whose contracts are about to expire. The HACLA will determine whether to convert these sites to project based vouchers.

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.

## 2007 RESIDENT SURVEY FOLLOW UP PLAN

According to the HUD/REAC guidelines, the HACLA is required to complete a Follow Up plan to its Resident Assessment Subsystem (RASS) component of the Public Housing Assessment System (PHAS) for those categories in which it received a score less than 75%.

As with the results from the past years, the Housing Authority is required to develop a follow-up plan for the 2007 RASS for the following three categories:

- ▶ Communication
- ▶ Safety
- ▶ Neighborhood Appearance

### SAFETY

Due to a continuing reduction in revenue, the Housing Authority disbanded its public safety department in 2004. This has required the Housing Authority to increase its reliance on Los Angeles Police Department (LAPD), which has always had primary responsibility for law enforcement, and to identify additional measures that can be taken to ensure safety at its sites.

The following are additional items that the Housing Authority will either continue with or introduce to address this issue.

#### Exterior Lighting

It is clear that the main component which residents feel most contributes to crime in the development is the issue of bad lighting. Over the years, the HACLA has had an ongoing challenge in installing outdoor lighting that cannot be damaged or removed by criminal elements in the developments.

Beginning in 2002, the Housing Authority, in partnership with the City of Los Angeles Department of Water and Power (DWP) began a pilot program to install new exterior lighting. The program began at Avalon Gardens and has spread to San Fernando Gardens, Mar Vista Gardens, and Imperial Courts. The lighting installed will be maintained by the DWP. When lights are inoperable due to vandalism or malfunctions, the DWP has a 48-hour turn-around time for repair. The lighting used will be more energy efficient, economical feasible, and durable than the currently used incandescent lights.

The following are additional on-going efforts to improve lighting at all HACLA sites:

- In May 2008, the HACLA conducted an evening aerial light survey of all the public housing properties. The survey will act as a benchmark for monitoring improvements from other initiatives.

- Each month housing management conducts an evening lighting survey to identify missing, broken, or damaged fixtures and bulbs. Any problems that are identified are repaired in a timely fashion.
- Residents are encouraged to call the Work Order Center and/or the site management to report any lights that are inoperable.
- The HACLA continues to make efforts to identify and install lighting and fixtures that are less prone to vandalism and damage.
- The HACLA regularly trims trees throughout the development that are blocking the lighting.
- Site management initiates calls for repairs as needed for exterior street lighting, which is the responsibility of the City of Los Angeles Bureau of Street Maintenance. Residents are also encouraged to call the city's Operation Bright Light program at 1-800-342-5397 to report problems with streetlights.

## **NEIGHBORHOOD APPEARANCE**

The Housing Authority has taken great efforts to develop systems and procedures to improve the appearance of its developments. Due to the open design of the public housing developments, the definition of "neighborhood" often encompasses the surrounding community, over which the HACLA has no control. For the purpose of this response, the HACLA is defining "neighborhood" to be the property directly owned and operated by the Housing Authority.

While much of the actions required to improve Neighborhood Appearance do not require additional funding, as they are a normal part of HACLA's daily operations, some tasks or improvements have been specially planned or funded.

### **Resident responsibility**

- Residents are encouraged to call the Work Order Center when they see something that needs repair or attention, whether in their unit or on the property.
- Residents also have the ability to bring problems to the attention of the manager at the quarterly manager meeting or to the resident leaders at the monthly resident meeting.
- Residents are required as part of the lease agreement to maintain their unit and surrounding areas (yard, balconies...) in a neat and sanitary manner.

- *The Scoop*, the quarterly HACLA newsletter to residents regularly features information to residents including reminders on procedures and policies, safety issues, and housekeeping tips.
- A Block Captain program exists at Nickerson Gardens, Jordan Downs, and Estrada Courts. In this program, the residents who are the block captains receive a stipends for participating in and organizing other residents to participate in safety patrols, neighborhood clean ups, and flyer distribution. The Housing Authority is planning to expand the program to other sites as well.

### Pest Control

- Authority-wide, each unit undergoes fumigation twice a year. Additional treatment is made available to residents as needed.
- The HACLA assists in providing pest control traps to residents, free of charge.
- After units undergo modernization, the unit and resident's belongings are fumigated to prevent any possible re-infestation.

### Graffiti

- Within the first two hours of each work day, site managers and/or maintenance supervisors are to identify any new graffiti within the HACLA development and have it removed by mid-day.
- The Housing Authority utilizes the City's Anti-Graffiti Taskforce for assistance in removing graffiti off of those surfaces which the standard removal or repainting techniques alone are not effective.

### Noise

- As part of the lease provisions, residents are not to be a nuisance to other residents. Loud music or other noise is not to be heard outside the unit between the hours of 10 pm and 7 am. Flagrant and frequent violation of this provision is ground for non-renewal of a lease.

### Trash/Litter

- The City of Los Angeles provides regularly scheduled weekly trash pick-ups throughout all of the HACLA developments. At the large family developments, trash is picked up three times a week.
- As needed, special large item pick up is available to residents by the HACLA.
- At many of the larger developments trash compactors are utilized to prevent overflow of receptacles.

- To pick up any miscellaneous trash and litter, ground crews are scheduled for each development immediately following the City's trash pick up.
- Through the Block Captain program, residents are organized and participate in regularly scheduled clean-up days.
- Due to the severe problem of paper trash throughout the streets, walkways, and curbs of some developments, the Housing Authority worked with the city's sanitation department to design a new large capacity metal trash bins. These bins have proven successful in cutting down on the amount of "dumpster diving" that had been occurring and they enable small children to access the chute so they do not leave the trash on the ground.

#### Recreation Facilities

- While many of the HACLA properties have recreation facilities on site, most of these are not controlled by the HACLA. The City of Los Angeles Department of Recreation and Parks has the primary responsibility to administer programs and maintain these facilities. The HACLA makes every effort to coordinate use of the facilities and assist in identifying funds for improvement and expansion of services.
- The HACLA maintains numerous Tot-lots throughout the developments. Over the years, there have been expansive remodeling and improvements done to the tot-lots. As funds are made available, the HACLA will continue to improve on these and other play areas, which are within its immediate control.
- The HACLA continues to seek funds to expand the availability of multipurpose recreational centers for all large public housing sites.

#### Broken Glass

- The HACLA has a crew of glaziers on staff that can administer any repairs that are needed.
- As with all repairs, residents are requested to call the Work Order Center if they notice any broken windows within the development.
- Other broken glass (bottles, etc), located in common areas once identified is removed.

### Abandoned Cars

- As part of the daily property inspection done by site managers and/or maintenance supervisors, abandoned cars are noted and reported to LAPD. Once the legal time period (72 hours) has elapsed, abandoned vehicles are towed away.

### Common Areas

- Management and/or maintenance are required to do a daily site walk through the development to identify real or potential problems. Any required work is reported and taken care of in a timely manner.
- Regional ground crews rotate through developments on a scheduled basis and if needed for special tasks.
- The HACLA is exploring the use of drought tolerant planting beds in areas where grass has not been successful due to lack of irrigation.

### Building Exterior

- Management and/or maintenance are required to do a daily site walk through the development to identify real or potential problems. Any required work is reported and taken care of in a timely manner.
- As part of the Capital Fund Program, management and residents are surveyed to identify those items that need major undertaking.
- As with all aspects of the property, residents are encouraged to report to the Work Order Center and to management any items that need repair or are an immediate threat to health and safety.

The Housing Authority continues to actively seek additional funding outside of the Operating Subsidy and Capital Fund program for site improvements.

## COMMUNICATION

During this year, the Housing Services Department will include into the regularly scheduled staff meeting more training opportunities for management and maintenance staff in customer service and public relations.

Other specific programs and on-going efforts the Housing Authority does to maintain or improve communication with residents include:

- Quarterly Manager Meetings at each development called by managers to provide an opportunity of manager and residents to exchange information.

- The Language Services Division of the Resident Relations Department provides translation services at all resident meetings for residents whose primary language is other than English.
- Managers attend at monthly resident meetings.
- *The Scoop*, the Housing Services Department quarterly newsletter to residents regularly features information to residents on procedures and policies, safety issues, housekeeping tips, and upcoming events.
- The monthly rent statements mailed often include flyers and notices to keep residents informed of special events or special news that is for residents to be aware of.

# Standard PHA Plan PHA Certifications of Compliance

## PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and Streamlined 5-Year/Annual PHA Plans*

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X standard Annual, X standard 5-Year/Annual or   streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

**Housing Authority of  
the City of Los Angeles**

**CA004**

PHA Name

PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: **2009**
- Standard Five-Year PHA Plan for Fiscal Years **2005 - 2009**, including Annual Plan for FY **2009**
- Streamlined Five-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_, including Annual Plan for FY 20\_\_

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official  <b>Beatriz O. Stotzer</b>	Title  <b>Chairperson, Board of Commissioners</b>
Signature  X 	Date  <b>9-23-2008</b>

# Standard PHA Plan PHA Certifications of Compliance

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

## PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and Streamlined 5-Year/Annual PHA Plans*

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**Housing Authority of  
the City of Los Angeles**

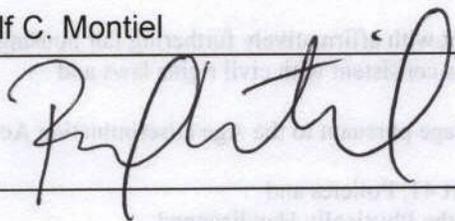
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I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Rudolf C. Montiel	President & CEO
Signature 	Date <b>9-23-2008</b>

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Los Angeles

Program/Activity Receiving Federal Grant Funding

2009 Agency Plan (includes Capital Fund Program)

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

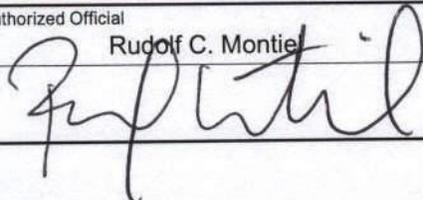
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Rudolf C. Montiel	Title President & CEO
Signature 	Date 9-23-2008

**Certification of Payments  
to Influence Federal Transactions**

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

Applicant Name

Housing Authority of the City of Los Angeles

Program/Activity Receiving Federal Grant Funding

2009 Agency Plan (include Capital Fund Program)

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

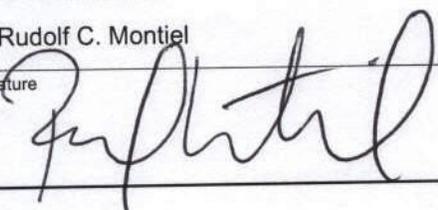
Name of Authorized Official

Rudolf C. Montiel

Title

President & CEO

Signature



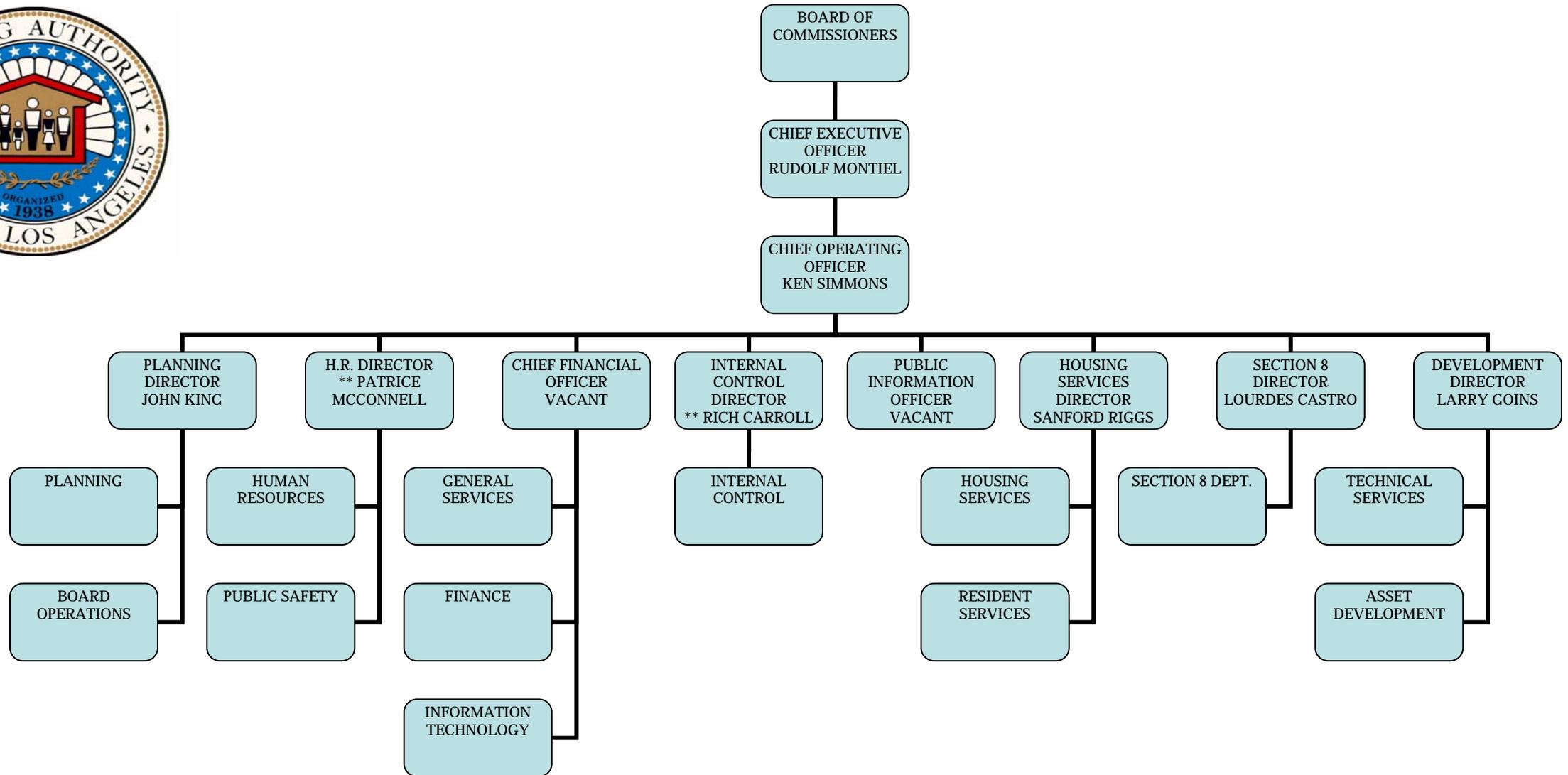
Date (mm/dd/yyyy)

9-23-2008

Previous edition is obsolete

form HUD 50071 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

# ORGANIZATIONAL DIAGRAM



\*\* Identifies department heads in an acting position