

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

Housing Authority of the City Of Los Angeles
Year 2010 Agency Plan

FINAL VERSION

- 5 Year Plan for Fiscal Years 2010 - 2014
- Annual Plan for Fiscal Year 2010



October 1, 2009

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Housing Authority of the City of Los Angeles (HACLA)

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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.*

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[24 CFR Part 903.12(b)]

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Attachments

Required Attachments:

- FY 2010 Capital Fund Program Annual Statement
- Voluntary Conversion Required Initial Assessment

Optional Attachments:

- PHA Management Organizational Chart
- FY 2010 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards

**PHA 5-Year and
Annual Plan**

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

1.0 PHA Information

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

PHA Code: **CA004**

PHA Type: Small High Performing Standard HCV (Section 8)

PHA Fiscal Year Beginning: **January 2010**

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: **6,903**

Number of HCV units: **50,669**

3.0 Submission Type

5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4.0 PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below.) **N/A**

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
PHA 1:				
PHA 2:				
PHA 3:				

5.0 5-Year Plan.

5.1 Mission:

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.

5.2 Goals and Objectives:

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.

The Housing Authority will strive to continue to improve the PHAS score and maintain the designation of “High Performer” under SEMAP. It will work to improve the specific factors listed below:

For Public Housing improve the following::

- ❖ Reduce Vacancy Rates
- ❖ Respond to maintenance requests within 72 hours and complete all emergency requests within 24 hours
- ❖ Improve safety in the developments
- ❖ Improve turnaround time
- ❖ Install security cameras throughout the developments
- ❖ Repair and/or replace roofs as needed at various developments
- ❖ Leverage available private or other public funds to develop mixed income communities. (Funding sources could include replacement housing factor funds or low income housing tax credits)
- ❖ Work with local government to expand the supply of affordable housing
- ❖ Include all viable green technologies in our redevelopment activities
- ❖ Purchase REO properties in high foreclosure areas to rehabilitate and use as public housing, affordable rentals and homeownership opportunities
- ❖ Explore the feasibility of public housing or homeownership programs within the context of revitalization activity
- ❖ Implement measures to de-concentrate poverty by bringing higher income households to lower income developments

5.2
Cont.

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

For Section 8 improve or work for the following goals:

- ❖ Apply for additional vouchers if made available by HUD
- ❖ Seek partnerships with entities to further the goal of creating additional housing opportunities
- ❖ Explore all available avenues to de-concentrate low income families with the goal of expanding mixed income communities
- ❖ Review voucher payment standards and reduce if necessary
- ❖ Apply for additional VASH vouchers if they become available
- ❖ Work to expand the FSS program and the homeownership program by seeking additional HUD funding
- ❖ Provide voucher mobility counseling
- ❖ Conduct outreach efforts to potential voucher landlords
- ❖ May Project-base up to 2,900 Section 8 tenant-base vouchers
- ❖ Explore the possibilities of increasing the number of employed persons in assisted families
- ❖ Explore the possibilities to 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
- ❖ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familiar status and disability

**5.2
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- ❖ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familiar status and disability
- ❖ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

For both programs:

- ❖ Provide ongoing staff training on annual reviews, rent collections, rent calculations, verification, performance standards PHAS and SEMAP
- ❖ Implement customer service training for staff
- ❖ Timely implementation of regulatory changes
- ❖ Seek investment properties that would provide income streams while relieving pressure on high foreclosure areas

The HACLA will be working with local, state and federal government to obtain MTW designation. The HACLA may choose to submit applications for the disposition of its family public housing properties where by doing so, the viability of the properties as affordable housing or the viability of other properties within HACLA's inventory can be enhanced, or redevelopment goals including one-for-one replacement of public housing can be furthered.

The HACLA will 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.

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.

6.0 PHA Plan Update

Plan elements that have been changed from last year include the following:

Capital Fund Update:

Inclusion of new Capital Fund information that includes 25 million dollars in stimulus funding. Most of this funding will go to repairing units containing asbestos, roofs that need replacement and \$7 million toward installing cameras. All these activities were previously present in the Capital Fund information, the only difference is the new allocation to the new funding source.

PHA Plan Elements & Agency Plan Availability:

Copies of the 2010 Draft Agency Plan are available for review at:

- ❖ Public Housing Development Management Offices
- ❖ Public Housing Application Center
- ❖ Asset Management Department Offices
- ❖ RAC/RMC Offices
- ❖ Section 8 Offices
 - West
 - East
 - South
 - Valley
 - Applications and Special Programs Offices (APIC)
- ❖ HACLA's central office located on the 3rd floor at 2600 Wilshire Blvd., Los Angeles CA 90057
- ❖ <http://www.hacla.org> (under the section labeled Public Documents)

Copies of the Section 8 Administrative plan can be found at the Section 8 Offices and at the APIC and also at the HACLA website.

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Copies of the Admissions & Continued Occupancy Policy (ACOP) can be found at the Public Housing Development Management Offices and Public Housing Application Center and also at the HACLA website.

Eligibility, Selection and Admissions Policies including Deconcentration and Wait List Procedures are included for the Section 8 program in the Section 8 Administrative Plan and for the Public Housing program in the ACOP. All of the HACLA's policies and procedures adhere to the Code of Federal Regulations and all state and local applicable laws. These documents include policies and procedures governing resident or tenant eligibility, selection and admission that include applicable preferences for both programs. Additionally, the ACOP describes unit assignment policies for public housing. Both the Section 8 Administrative Plan & the ACOP include the procedures for maintaining waitlists for admission.

Rent Determination:

All rent determination policies and procedures are found in the Section 8 Administrative Plan & the ACOP for their respective programs. The HACLA has no ceiling rents and there are no plans to adopt any discretionary deductions or exclusions. For Public Housing in the upcoming year the HACLA is planning to increase Flat Rents by an additional 3% and implementing a \$50 minimum rent. The Section 8 program currently has a \$50 minimum rent that will continue to remain in effect. As required by the regulations financial hardship provisions are made available to residents and participants of both programs who qualify.

The proposed Flat Rent schedule is as follows:

Proposed 2010 Flat Rents

Zero bedroom	=	\$531
One bedroom	=	\$626
Two bedrooms	=	\$785
Three bedrooms	=	\$867
Four bedrooms	=	\$998
Five bedrooms	=	\$1,196

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Operation and Management:

All rules, standards and policies governing maintenance and management of public housing (owned, assisted or operated) that include measures for the prevention and eradication of pest infestation are found in the ACOP, HACLA Annual Income Guidebooks and Manual I & II of Policy & Procedures (MPP) most of the documents can be found at all public housing sites. All information regarding management and participant policies for the Section 8 program are found in the Section 8 Admin Plan, the MPP, S8 Annual Income Guidebook, FSS action plan and in Policy & Procedure Memos.

HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning 2009	Expected Turnover
Public Housing	6,850	537
S8 Vouchers & Ports	37,931	2579
S8 Homeownership	40	3
SRO - Homeless	3,215	219
Project-based Certificate	981	67
Project-Based Voucher	208	14
VASH	123	8
Family Unification	130	9
Prepaid Mortgage	498	34
Expiring Projects	366	25
Welfare to Work	606	41
Opt-out	227	15
HOPE VI, Etc.	125	9
HOPWA Conversions	143	10
Certain Developments		
Section 8 Mod Rehab	1,132	77
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs		
HOPWA	137	9
Shelter Plus Care	2,111	144
Section 8 Certificates	3,380	230

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Grievance Procedures:

For public housing, grievances policy and procedures are outlined in the MPP section 212:12 which ranges from an informal conference to a formal hearing. This provides residents with due process that ensures the protection of their rights and liberties.

For Section 8 Participants the HACLA has 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. These policies and procedures can be found in the Section 8 Administrative Plan.

Designated Housing for Elderly and Disabled Families:

The HACLA does not currently plan to designate or apply for designation of any of its public housing properties for occupancy by elderly or disabled families as any properties for senior/disabled are "mixed" containing both senior and disabled.

Community Service and Self-Sufficiency:

While the reduction in funding for resident programs has reduced the number of programs available, the HACLA is a prominent provider in job training and placement through its work source centers. The HACLA will continue to work diligently with Local, State and Federal agencies to increase the availability of services to our residents and participants. The HACLA has and will continue to work to identify additional funding sources for these services. However, given the current economic down turn in the nation and the severe budgetary challenges faced by the state various program are being slashed or cut all together making it extremely difficult to find ways to help our community.

Safety and Crime Prevention:

Public Housing

With the use of stimulus the HACLA is accelerating the installment of cameras on public housing developments to increase the safety and to reduce crimes within the developments. HACLA will also continue to work with city officials and the Los Angeles Police Department to allocate additional resources and to

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increase patrolling of the developments and finding new ways to increase security and reduce crime in and around our developments. Again, the economic downturn is likely to contribute to an increase in crime especially given the reduction of funds available to LAPD. Specific federal funding allocated to crime and fraud reduction/prevention would be very helpful during these tough economic times.

Pet Policy

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. The HACLA pet policy was developed with the input of residents and the Resident Advisory Board.

Civil Rights Certification:

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. The HACLA examines its programs and proposed programs to identify impediments to fair housing choice within those programs and addresses any impediments to the best of our ability given any financial limitations.

Fiscal Year Audit:

The HACLA is 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)) and will submit the most recent fiscal audit to HUD on/or before the due date of September 30, 2009.

Asset Management:

HACLA is performing asset management functions for the public housing inventory by monitoring development-based financial reports and key property management indicators on a monthly basis. Site visits are conducted and reports are provided by the Property Managers monthly on activities occurring at the development. Capital investment needs are monitored on a monthly basis to prioritize urgency and need.

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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 in the Public Housing ACOP and lease. Such changes include:

Bifurcation of the Public Housing 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 unaffected.

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.

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Financial Resources Statement		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	\$26,500,000	
b) Public Housing Capital Fund	\$42,500,000	
c) HOPE VI Demolition & Revitalization	-	
d) Annual Contributions for Section 8 Tenant-Based Assistance (1)	\$403,000,000	
e) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
f) Resident Opportunity and Self-Sufficiency Grants	\$135,000	Jobs Plus / Senor Citizen Assistants (RSDM)
g) Community Development Block Grant	\$424,000	Community Service
h) HOME	-	
Other Federal Grants		
a) Shelter plus Care / HOPWA	\$14,000,000	
2. Prior Year Federal Grants (unobligated funds only)		
a) Prior Year Capital Fund Receipts		
b) Prior Year Drug Elimination	N/A	
1. Public Housing Dwelling Rental Income	\$27,000,000	Operations
4. Other Income/Resources		
a) Investment Income	\$850,000	Operations
b) Section 8 Admin Retained Earnings	-	
c) Public Housing Retained Earnings	-	Operations
d) Section 8 Welfare to Work Admin Fees	N/A	
4. Non-Federal Sources	N/A	
Total Resources	\$514,409,000	

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Cont. Membership of Resident Advisory Board

For the development of the first 2000 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
- Gonzaque Resident Management Corporation
- Imperial Courts Resident Advisory Council
- Jordan Downs Resident Management Corporation
- Mar Vista Gardens Resident Management Corporation
- Nickerson Gardens Resident Management Corporation
- Pico Gardens Las Casitas 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

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

Admission & Deconcentration Policy

1. Annually, 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.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.

Hope VI:

The Authority reserves the right to apply for HOPE VI funding for all Public Housing 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
AMP# CA004000401**

**Cal- 410 Gonzaque Village
AMP# CA004000409**

**Cal- 403 Pueblo Del Rio
AMP# CA004000403**

**Cal- 413-Nickerson Gardens
AMP# CA004000413**

**Cal- 406 William Mead
AMP# CA004000406**

**Cal- 416 Jordan Downs
AMP# CA004000416**

**Cal- 407 Estrada Courts
AMP# CA004000407**

**Cal- 419 Imperial Courts
AMP# CA004000419**

**Cal- 408 Rose Hill Courts
AMP# CA004000406**

**Cal- 420 Estrada Courts Ext.
AMP# CA004000407**

**Cal- 409 Avalon Gardens
AMP# CA004000409**

**Cal- 421 Mar Vista Gardens
AMP# CA004000421**

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.

7.0 Mixed Finance Modernization or Development: Cont.

In 2010, the Housing Authority will continue with a mixed-financed redevelopment of the former Dana Strand Village. So far Phase 1 (Harbor View) and Phase 2 (Wilmington Townhomes) have been completed. Phase III is New Dana Strand Seniors and will consist of 100 units of Senior Housing. Phase IV is currently on hold, it was targeted to be 77 homes for sale.

The Housing Authority is currently in the early planning phase of the Jordan Downs Redevelopment Project. After securing a 21-acre parcel immediately adjacent to the development in April of 2008, HACLA has begun a significant community outreach effort. The HACLA is currently meeting with residents and other key stakeholders and have established a Jordan Downs Community Advisory Committee (JDCAC). HACLA communicates regularly with key City, State and Federal officials regarding this project.

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.

Disposition (tenant in place change in subsidies):

The Housing Authority of the City of Los Angeles (HACLA) is proposing a Tenant-in-Place change in subsidies (HUD's official term is disposition) for three of its public housing developments totaling three HUD Asset Management Properties (AMPs) consisting of three properties and 1522 units. This would be done as a means of advancing the redevelopment of public housing in the city. These large developments are distressed with high crime rates, and past renovation efforts have failed to bring about the necessary improvement in living conditions. By taking this step, the HACLA will be able to generate additional revenue of which one-third would be used for resident programs and two-thirds for extraordinary property maintenance or redevelopment expenses.

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Demolition/Disposition Activity Description	
1a. Development name: San Fernando Gardens	
1b. Development (project) number: CA004000422	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: Planned for Submission – 6/18/2010	
5. Number of units affected: 448	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development - <input checked="" type="checkbox"/> Total development(s) - Disposition	
7. Timeline for activity: a. Actual or projected start date of activity: 04/01/2011 b. Actual end date of activity:	

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Demolition/Disposition Activity Description	
1a. Development name: Pueblo Del Rio	
1b. Development (project) number: CA004000403	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
5. Date application approved, submitted, or planned for submission: Planned for Submission – 6/18/2010	
5. Number of units affected: 660 (390/270)	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development - <input checked="" type="checkbox"/> Total development(s) - Disposition	
7. Timeline for activity: a. Actual or projected start date of activity: 04/01/2011 b. Actual end date of activity:	

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Demolition/Disposition Activity Description	
1a. Development name: Estrada Courts	
1b. Development (project) number: CA004000407	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
6. Date application approved, submitted, or planned for submission: Planned for Submission – 6/18/2010	
5. Number of units affected: 414 (214/200)	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development - <input checked="" type="checkbox"/> Total development(s) - Disposition	
7. Timeline for activity: a. Actual or projected start date of activity: 04/01/2011 b. Actual end date of activity:	

With the reduction of public housing subsidy and to support the continued operations of these properties as public housing, the most viable way to maintain these properties as affordable housing is to transfer title to one of the HACLA's instrumentalities. By operating outside of the public housing program, these sites will be able to access funding sources not currently available under the public housing program.

7.0 Continuing to operate these properties under the public housing funding environment, **Cont.** not only would the every day front line costs not be covered, but also the ability to address any extraordinary or deferred maintenance would be impossible. Even over a short period of time, this lack of funding would lead to a deterioration of the properties and threaten not only the safety of the residents, but the availability of affordable housing in the city. Once the new operating formula is fully implemented, the HACLA estimates an overall annual loss of over \$2.3 million to 5 million for FY 2010.

To preserve affordability, the HACLA will apply for replacement vouchers to provide to the residents of the proposed disposition sites a tenant based Housing Choice Voucher, which they can use in place or they can relocate using the voucher in the private rental market. It is anticipated that their units would be covered by project-based vouchers, subject to fulfillment of all HUD requirements for project-basing of those units, and in that case they will be offered project-based vouchers. If residents wish to remain in the public housing program, they can request a transfer to one of the large Public Housing remaining in the inventory.

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

The Housing Authority will conduct outreach meetings to describe the disposition process, answer questions and layout the various options available to residents. HUD regulations require this pre-application outreach process.

The proposed timetable for disposition is as follows:

**7.0
Cont.**

Activity Description	Number of Days After HUD Approval
Resident outreach and education activities	To take place prior to submission of application
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

HUD Project #	Site Name	Site Address	# Units
CA004001	Ramona Gardens	2830 Lancaster Ave. Los Angeles, CA 90033	498
CA004004/CA004017	Rancho San Pedro/ Rancho San Pedro Extension	275 W. 1st St. San Pedro, CA 90731	478 total (284/194)
CA004006	William Mead	1300 N. Cardinal St. Los Angeles, CA 90012	415
CA004013	Nickerson Gardens	1590 E. 114th St., Los Angeles, CA 90059	1,066
CA004016	Jordan Downs	9800 Grape St. Los Angeles, CA 90002	700
CA004019	Imperial Courts	11541 Croesus St., L.A.	490
CA004021	Mar Vista Gardens	11965 Allin St. Culver City , CA 90230	601

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

It is envisioned that redevelopment may triple the number of housing units now available, including full one-for-one replacement of the public housing units as well as sizable component of workforce and tax credit rental housing and market-rate rental and homeownership units. These developments may also include retail and educational/workforce redevelopment components.

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

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

**7.0 Conversion of Public Housing:
Cont.**

No mandatory or voluntary conversion of public housing is planned for the upcoming year. However, change in Public Housing subsidy will be explored through Disposition. (Please refer to Section 7 "Disposition" Page 21)

Homeownership Program:

The housing authority administers a Homeownership program for Section 8 but does not currently have one for Public Housing.

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.

7.0 To counter the effect of reduced public housing funding, the Housing Authority plans
Cont. to convert 1522 existing public 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 7, *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.

8.0 Capital Improvements.

See Attachment 3

Funding for the Capital Fund Program is subject to Federal Budget appropriations. Reductions in appropriations may result in reduced or eliminated work items.

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.

Additional Information Not Included in Annual Plan

The HACLA will be conducting the following public housing development or replacement activities listed below that are not discussed in the Capital Fund Program Annual Statement:

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.

8.0 The mixed-finance redevelopment of Dana Strand will be done in conformance with
Cont. 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 used 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 \$997,319; 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 87th 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.

8.0 Cont. 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 \$460 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.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.

See Attachment 1

8.2 Capital Fund Program Five-Year Action Plan.

See Attachment 2

8.3 Capital Fund Financing Program (CFFP).

Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

9.0 Housing Needs.

The following chart illustrates the housing needs of families within the jurisdiction by family type represented by a range where "1" equals "No Impact" and "5" equals "Severe Impact".

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	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

The following charts show the housing needs of families on the public housing and on the Section 8 waiting lists.

**9.0
Cont.**

Housing Needs of Families on the Waiting List Public Housing			
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	16,271		717
Extremely low income <=30% AMI	14,352	88.2%	
Very low income (>30% but <=50% AMI)	1,730	10.6%	
Low income (>50% but <80% AMI)	175	1.1%	
Families with children	3,770	23.2%	
Elderly families	4,172	25.6%	
Families with Disabilities	5,625	34.6%	
Hispanic	5,757	35.4%	
African American	6,344	39%	
Caucasian	1,450	8.9%	
Asian	1,713	10.5%	
Bedroom Size Characteristics	# Families	% of Total Families	Annual Turnover
1BR (inc 0 bedroom)	12,109	74.4%	
2 BR	1,970	12.1%	
3 BR	1,967	12.1%	
4 BR	196	1.2%	
5 BR	8	.0%	
5+ BR	N/A	N/A	N/A
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 N/A <input checked="" type="checkbox"/>			

**9.0
Cont.**

Housing Needs of Families on the Waiting List Section 8 Tenant-based assistance			
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	10,267		364
Extremely low income <=30% AMI	7,827	76.2%	
Very low income (>30% but <=50% AMI)	1,990	19.4%	
Low income (>50% but <80% AMI)	59	.6%	
Families with children	4,148	40.4%	
Elderly families	2,844	27.7%	
Families with Disabilities	4,866	47.4%	
Hispanic	2,125	20.7%	
African American	5,626	54.8%	
Caucasian	2,248	21.9%	
Asian	281	.03%	
Bedroom Size Characteristics	# Families	% of Total Families	Annual Turnover
1BR (inc 0 bedroom)	3,750	36.5%	
2 BR	4,089	39.8%	
3 BR	1,837	17.9%	
4 BR	403	3.9%	
5 BR	31	.003%	
5+ BR	N/A	N/A	N/A
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 1, 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 Through Special Programs referred though agencies under contract with the HACLA			

9.0 Strategy for Addressing Housing Needs. Cont.

The HACLA will implement the following strategies for addressing the housing needs of our community:

- Maximize the number of affordable units available to the HACLA within our current resources
- Employing 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
- 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
- Project-based tenant-based vouchers
- The HACLA will apply for special-purpose vouchers targeted to families with disabilities, should they become available

**9.0
Cont.**

- Market to local non-profit agencies that assist families with disabilities
- Provide reasonable accommodation in all housing programs
- Conduct extensive community-wide marketing and outreach
- Conduct activities to affirmatively further fair housing
- Counsel Section 8 tenants on 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

Challenges facing the housing authority on attaining these goals are low vacancy rates, rising rents, reluctance of owners in low-poverty neighborhoods to participate in the tenant-based program and low production of new affordable housing.

10.0 Additional Information.

I. 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

HACLA Actions:

- The Housing Authority has applied for and received additional vouchers, such as the Fair Share program and replacement vouchers for 651 disposed Public Housing units.
- The Housing Authority has created an Asset Development department which developed a business plan to use to increase the supply of decent, safe, and sanitary housing with deep targeting for low income residents.

**10.0
Cont.**

Goal 2: Improve the quality of assisted housing.

HACLA Actions

- The Housing Authority has achieved High Performer designation under SEMAP.
- The Housing Authority is identifying and implementing systems that will prepare it for the proposed revision of the PHAS including physical inspections.
- The Housing Authority continues to use Capital Funds to conduct modernization work on developments.
- The Housing Authority continues to reorganize its departments and work to more effectively and efficiently use 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, Disposition, and voluntary 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 finding a proper income mix by providing programs to residents.

**10.0
Cont.**

- 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 Services Section, 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 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.

II. Homeownership Capacity Statement

10.0 Cont.

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***]

III. 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.

10.0 Resident Membership on the PHA Governing Board
Cont.

- 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

11.0 Required Submission for HUD Field Office Review

- (a) Form HUD-50077, ***PHA Certifications of Compliance with the PHA Plans and Related Regulations***
(See Attachment 8)
- (b) Form HUD-50070, ***Certification for a Drug-Free Workplace*** (PHAs receiving CFP grants only)
(See Attachment 8)
- (c) Form HUD-50071, ***Certification of Payments to Influence Federal Transactions*** (PHAs receiving CFP grants only)
(See Attachment 8)
- (d) Form SF-LLL, ***Disclosure of Lobbying Activities***
(PHAs receiving CFP grants only)
(See Attachment 8)
- (e) Form SF-LLL-A, ***Disclosure of Lobbying Activities Continuation Sheet***
(PHAs receiving CFP grants only)
(See Attachment 8)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
(See Attachment 9)
- (g) Challenged Elements
(See Attachment 9)
- (h) Form HUD-50075.1, ***Capital Fund Program Annual Statement/Performance and Evaluation Report*** (PHAs receiving CFP grants only)
(See Attachment 1)
- (i) Form HUD-50075.2, ***Capital Fund Program Five-Year Action Plan***
(PHAs receiving CFP grants only)
(See Attachment 2)

The HACLA has complied with all regulatory submission requirements prior to the submission deadline.

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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
Yes	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Yes	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	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
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
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
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 Statement
Yes	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
Yes	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
Yes	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
Yes	The most recent 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

Note: Supporting Documents

All supporting documents for FY 2010 Agency Plan can be viewed at the Housing Authority's Central offices located at:

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

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Attachment Number	Contents
1	Capital Fund Program Annual Statement 2010
2	Capital Fund Program Five Year Plan
3	Capital Fund Program Performance/Evaluation Reports 1999 - 2009
4	Capital Fund Program Replacement Housing Factor
5	Organizational Chart
8	Certification Forms
9	Response to Comments

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HOUSING AUTHORITY OF THE CITY OF LOS ANGELES



YEAR 2010 AGENCY PLAN FINAL DRAFT ATTACHMENTS

Attachment Number	Contents
1	Capital Fund Program Annual Statement 2010
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Attachment 1
Capital Fund Program Annual Statement 2010

Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	3,500,000			
3	1408 Management Improvements Soft Costs	800,000			
4	1410 Administration (may not exceed 10% of line 21)	1,750,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,000,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	3,500,000			
10	1460 Dwelling Structures	4,150,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	2,300,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	500,000			
17	1499 Development Activities ⁴				

1. To be completed for the Performance and Evaluation Report

2. To be completed for the Performance and Evaluation Report or a Revised Annual Statement

3. PHAs with under 250 units in management may use 100% of CFP Grants for operations

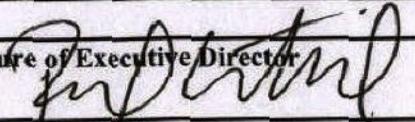
4. RHF funds shall be included here

Part 1: Summary

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: CA16P004-501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:
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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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	17,500,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Sect. 504 compliance	2,150,000			
23	Amount of line 20 Related to Security --Soft Costs				
24	Amount of Line 20 related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation	1,000,000			

Signature of Executive Director 	Date: 12/29/09	Signature of Public Housing Director	Date:
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1. To be completed for the Performance and Evaluation Report
 2. To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3. PHAs with under 250 units in management may use 100% of CFP Grants for operations
 4. RHF funds shall be included here

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES			Grant Type and Number Capital Fund Program Grant No: CA16P004-501-10 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
CAL-4XX	Authority Wide Transfer to Operations	1406		3,500,000				
CAL-4XX	Authority Wide – Management Improvements	1408		800,000				
	a. Resident Relations Dept	1408		260,000				
	b. Resident Patrol	1408		95,000				
	c. Resident Leadership Training	1408		66,000				
	d. Resident Community Liaison	1408		44,000				
	e. Senior Activities	1408		49,000				
	f. Youth Sports	1408		74,000				
	g. Resident Advisory BD (RAB)	1408		42,500				
	h. Resident Newspaper	1408		24,000				
	i. Employee Training	1408		110,500				
	j. Resident Training for Sect. 3 Opportunities	1408		35,000				
CAL-4XX	Administrative Costs	1410		1,750,000				
	A. Administrative Salaries			1,150,000				
	B. Allocation of Direct Costs for support/admin. depts.. (Based on time-allocation study):	1410		250,000				
	C. Other Eligible Admin. long-term lease of office space, publications, travel, printing, advertising,	1410		350,000				

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES			Grant Type and Number Capital Fund Program Grant No: CA16P004-501-10 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
CAL-4XX	Fees and Costs	1430		1,000,000				
	Authority Wide A/E Fund	1430		400,000				
	Authority Wide CFP Planning Costs	1430		50,000				
	Authority Wide Inspection Costs	1430		550,000				
CAL-4XX	Site Improvements	1450		3,500,000				
CAL-XX Authority Wide	Replace and repair concrete walkways	1450		1,500,000				
CAL-XX Authority Wide	Playground Re-surfacing	1450		1,000,000				
CAL-XX Authority Wide	Replace gas and plumbing lines	1450		1,000,000				
CAL-4XX	Dwelling Structures	1460		4,150,000				
CAL-XX Authority Wide	Authority Wide Non-Routine Maintenance							
	Windows replacement	1460		1,000,000				
	504/VCA alterations	1460		2,150,000				
	Asbestos Abatement	1460		1,000,000				

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-10 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
CAL-4XX	Authority Wide Non-Dwelling Structures	1470		-				
CAL-4XX	Authority Wide Dwelling and Non-dwelling Equipment Costs	1475		2,300,000				
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.							
CAL-4XX	Authority Wide Relocation Fund	1495.1		500,000				
	Grand Fund Total			17,500,000				

Part III: Implementation Schedule for Capital Fund Program							
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES							Federal FFY of Grant: 2010
Development Number Name/PHA-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 4-16							
Jordan Downs	30-Sep-12			30-Sep-14			
CAL 4-07							
Estrada Courts	30-Sep-12			30-Sep-14			
CAL 4-20							
Estrada Courts Ext	30-Sep-12			30-Sep-14			
CAL 4-13							
Nickerson Gardens	30-Sep-12			30-Sep-14			
CAL 4-03							
Pueblo Del Rio	30-Sep-12			30-Sep-14			
CAL 4-15							
Pueblo Del Rio Ext	30-Sep-12			30-Sep-14			
Cal 4-04							
Rancho San Pedro	30-Sep-12			30-Sep-14			
Cal 4-17							
Rancho San Pedro Ext.	30-Sep-12			30-Sep-14			
CAL 4-22							
San Fernando Gardens	30-Sep-12			30-Sep-14			
CAL 4-06							
William Mead Homes	30-Sep-12			30-Sep-14			

Part III: Implementation Schedule for Capital Fund Program							
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES						Federal FFY of Grant: 2010	
Development Number Name/PHA-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-12			30-Sep-14			
CAL 4-01	30-Sep-12			30-Sep-14			
Ramona Gardens							
CAL 4-08	30-Sep-12			30-Sep-14			
Rose Hill Courts							
CAL 4-19	30-Sep-12			30-Sep-14			
Imperial Courts							
CAL 4-21	30-Sep-12			30-Sep-14			
Mar Vista Gardens							
CAL 4-593	30-Sep-12			30-Sep-14			
New Pico Gardens							
CAL 4-594	30-Sep-12			30-Sep-14			
Las Casitas							

Attachment 2
Capital Fund Program Five Year Plan

Capital Fund Program - Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

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 2010	FFY Grant: 2011	FFY Grant: 2012	FFY Grant: 2013	FFY Grant: 2014
	Annual Statement				
4-01 Ramona Gardens		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

Capital Fund Program - Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

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 2010	FFY Grant: 2011	FFY Grant: 2012	FFY Grant: 2013	FFY Grant: 2014
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
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

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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 2010	FFY Grant: 2011	FFY Grant: 2012	FFY Grant: 2013	FFY Grant: 2014
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		17,500,000	17,500,000	17,500,000	17,500,000

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Physical Needs Work Statement(s)						
Activities for	Activities for Year 2			Activities for Year 3		
Year 1	FFY 2011			FFY 2012		
	Development No. / Name /	Quantity	Estimated Cost	Development No. / Name /	Quantity	Estimated Cost
FFY: 2010	General Description of Major			General Description of Major		
	CAL – XX Authority Wide Roofing Replacement	TBD	3,000,000	CAL – XX Authority Wide Roofing Replacement	TBD	3,000,000
	Site Work		300,000	Site Work		300,000
	CAL – XX Authority Wide Major Repairs	TBD	1,500,000	CAL – XX Authority Wide Major Repairs	TBD	1,500,000
	CAL – XX Authority Wide 504/VCA Alterations	TBD	750,000	CAL – XX Authority Wide 504/VCA Alterations	TBD	750,000
	CAL – XX Authority Wide Health and Safety Alterations	TBD	800,000	CAL – XX Authority Wide Health and Safety Alterations	TBD	800,000
	CAL – XX Authority Wide Dwelling Unit Fire Repairs	TBD	500,000	CAL – XX Authority Wide Dwelling Unit Fire Repairs	TBD	500,000
	CAL – XX Authority Wide Asbestos Abatement	TBD	800,000	CAL – XX Authority Wide Asbestos Abatement	TBD	800,000
	Subtotal of Estimated Cost		<u>7,650,000</u>	Subtotal of Estimated Cost		<u>7,650,000</u>

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Physical Needs Work Statement(s)						
Activities for Year 1	Activities for Year 4 FFY 2013			Activities for Year 5 FFY 2014		
FFY: 2009	Development No. / Name / General Description of Major	Quantity	Estimated Cost	Development No. / Name / General Description of Major	Quantity	Estimated Cost
	CAL – XX Authority Wide Roofing Replacement	TBD	3,000,000	CAL – XX Authority Wide Roofing Replacement	TBD	3,000,000
	Site Work		300,000	Site Work		300,000
	CAL – XX Authority Wide Major Repairs	TBD	1,500,000	CAL – XX Authority Wide Major Repairs	TBD	1,500,000
	CAL – XX Authority Wide 504/VCA Alterations	TBD	750,000	CAL – XX Authority Wide 504/VCA Alterations	TBD	750,000
	CAL – XX Authority Wide Health and Safety Alterations	TBD	800,000	CAL – XX Authority Wide Health and Safety Alterations	TBD	800,000
	CAL – XX Authority Wide Dwelling Unit Fire Repairs	TBD	500,000	CAL – XX Authority Wide Dwelling Unit Fire Repairs	TBD	500,000
	CAL – XX Authority Wide Asbestos Abatement	TBD	800,000	CAL – XX Authority Wide Asbestos Abatement	TBD	800,000
	Subtotal of Estimated Cost		7,650,000	Subtotal of Estimated Cost		7,650,000

Capital Fund Program Five-Year Action Plan						
Part III: Supporting Pages—Management Needs Work Statement(s)						
Activities for	Activities for Year 2			Activities for Year 3		
Year 1	FFY 2011			FFY 2011		
	Development No. / Name /	Quantity	Estimated Cost	Development No. / Name /	Quantity	Estimated Cost
FFY: 2010	General Description of Major			General Description of Major		
	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	700,000	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	700,000
	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, conducts resident elections	1408	80,000	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, conducts resident elections	1408	80,000

Capital Fund Program Five-Year Action Plan						
Part III: Supporting Pages—Management Needs Work Statement(s)						
Activities for	Activities for Year 2			Activities for Year 3		
Year 1	FFY 2011			FFY 2012		
	Development No. / Name /	Quantity	Estimated Cost	Development No. / Name /	Quantity	Estimated Cost
FFY: 2010	General Description of Major			General Description of Major		
	c. Community Service Centers:	1408	95,000	c. Community Service Centers:	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.		
	d. Employee Training – Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs	1408	125,000	d. Employee Training – Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs	1408	125,000
	Subtotal of Estimated Cost:		1,000,000	Subtotal of Estimated Cost:		1,000,000

Capital Fund Program Five-Year Action Plan						
Part III: Supporting Pages—Management Needs Work Statement(s)						
Activities for	Activities for Year 4			Activities for Year 5		
Year 1	FFY 2013			FFY 2014		
	Development No. / Name /	Quantity	Estimated Cost	Development No. / Name /	Quantity	Estimated Cost
FFY: 2010	General Description of Major			General Description of Major		
	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	700,000	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	700,000
	b. Resident Leadership Training: Strives to strengthen resident leadership skills of resident government bodies in HACLA	1408	80,000	b. Resident Leadership Training: Strives to strengthen resident leadership skills of resident government bodies in HACLA	1408	80,000
	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		

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for	Activities for Year 4			Activities for Year 5		
Year 1	FFY 2013			FFY 2014		
	Development No. / Name /	Quantity	Estimated Cost	Development No. / Name /	Quantity	Estimated Cost
FFY: 2010	General Description of Major			General Description of Major		
	c. Community Service Centers:	1408	95,000	c. Community Service Centers:	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.		
	d. Employee Training – Career & Professional	1408	125,000	d. Employee Training – Career & Professional	1408	125,000
	Subtotal of Estimated Cost:		1,000,000	Subtotal of Estimated Cost:		1,000,000

Attachment 3

Capital Fund Program Performance/Evaluation Reports 2000 - 2009

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	
PHA Name: Housing Authority of the City of Los Angeles 2600 Wilshire Boulevard Los Angeles CA, 90057	Grant Type and Number Capital Fund Program Grant No: CA00400042109R Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/09 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$250,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$500,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$1,750,000			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

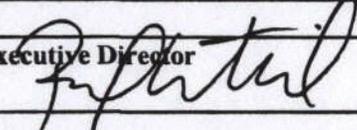
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part 1: Summary		
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number CFRC Green Communities Option 2 Grant No: CA00400042109R Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:

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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	2,500,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Sect. 504 compliance				
23	Amount of line 20 Related to Security --Soft Costs				
24	Amount of Line 20 related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation				

Signature of Executive Director 	Date: 10/14/09	Signature of Public Housing Director	Date:
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1. To be completed for the Performance and Evaluation Report
2. To be completed for the Performance and Evaluation Report or a Revised Annual Statement
3. PHAs with under 250 units in management may use 100% of CFP Grants for operations
4. RHF funds shall be included here

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Los Angeles 2600 Wilshire Boulevard Los Angeles CA, 90057		Grant Type and Number Capital Fund Program Grant No: CA00400042109R CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
CAL - 421	Streetscape enhancements – Green Communities Criteria	1450		\$1,750,000				
Mar Vista Gardens								
CAL-4XX	Administrative Costs	1410		\$250,000				
CAL-4XX	Fees and Costs	1430		500,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Los Angeles 2600 Wilshire Boulevard Los Angeles CA, 90057				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
CAL-421	1-Oct-2010		1-Oct-2012		
Mar Vista Gardens					

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	
PHA Name: Housing Authority of the City of Los Angeles 2600 Wilshire Boulevard Los Angeles CA, 90057	Grant Type and Number Capital Fund Program Grant No: CA00400040409R Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/09 Final Performance and Evaluation Report

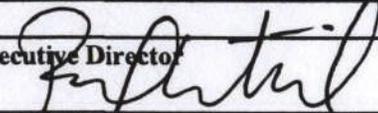
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	173,268			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	500,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	1,059,415			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part 1: Summary		
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number CFRC Green Communities Option 2 Grant No: CA00400040409R Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:

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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	1,732,684			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Sect. 504 compliance				
23	Amount of line 20 Related to Security --Soft Costs				
24	Amount of Line 20 related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation				

Signature of Executive Director 	Date: 10/14/09	Signature of Public Housing Director	Date:
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1. To be completed for the Performance and Evaluation Report
2. To be completed for the Performance and Evaluation Report or a Revised Annual Statement
3. PHAs with under 250 units in management may use 100% of CFP Grants for operations
4. RHF funds shall be included here

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Los Angeles 2600 Wilshire Boulevard Los Angeles CA, 90057				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
CAL-404	1-Oct-2010		1-Oct-2012		
Rancho San Pedro					

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary			
PHA Name: Housing Authority of the City of Los Angeles 2600 Wilshire Boulevard Los Angeles CA, 90057	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; vertical-align: top;"> Grant Type and Number Capital Fund Program Grant No: CA00400040109R Replacement Housing Factor Grant No: Date of CFFP: </td> <td style="width:50%; vertical-align: top;"> FFY of Grant: 2009 FFY of Grant Approval: </td> </tr> </table>	Grant Type and Number Capital Fund Program Grant No: CA00400040109R Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:
Grant Type and Number Capital Fund Program Grant No: CA00400040109R Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:		

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/09 Final Performance and Evaluation Report

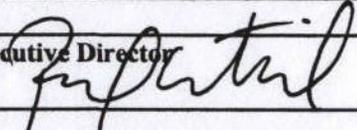
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	380,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	500,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$2,920,000			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part 1: Summary		
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number CFRC Green Communities Option 2 Grant No: CA00400040109R Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:

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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	3,800,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Sect. 504 compliance				
23	Amount of line 20 Related to Security --Soft Costs				
24	Amount of Line 20 related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation				

Signature of Executive Director 	Date: 10/14/09	Signature of Public Housing Director	Date:
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1. To be completed for the Performance and Evaluation Report
2. To be completed for the Performance and Evaluation Report or a Revised Annual Statement
3. PHAs with under 250 units in management may use 100% of CFP Grants for operations
4. RHF funds shall be included here

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Los Angeles 2600 Wilshire Boulevard Los Angeles CA, 90057				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
CAL-401	1-Oct-2010		1-Oct-2012		
Ramona Gardens					

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
American Recovery and Reinvestment Act (ARRA) Grant

Part I: Summary

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: CA16S004-501-09 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Period Ending 9/30/09 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	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs		0	0	0
4	1410 Administration	2,507,383	0	2,507,383	89,976
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	1,766,451	0	0	657,031
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	10,141,000	0	3,141,000	935,130
10	1460 Dwelling Structures	10,659,000	0	2,229,000	328,893
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	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	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 1-19)	25,073,834	0	7,877,383	2,011,030
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0

Annual Statement/Performance and Evaluation Report

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

American Recovery and Reinvestment Act (ARRA) Grant

Part II: Supporting Pages **CFP - P&E through 9/30/09**

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16S004-501-09					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	
CAL-4XX	Authority Wide Transfer to Operations	1406		-				
CAL-4XX	Authority Wide – Management Improvements	1408		-				
CAL-4XX	Authority Wide Administrative Costs	1410		2,507,383		2,507,383	89,976	
	A. Administrative Salaries	1410		1,600,000				
	B. Direct Costs Support/Admin. Depts	1410		350,000				
	C. Other Eligible Admin. Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	1410		557,383				
CAL-4XX	Fees and Costs	1430		1,766,451			657,031	
	Authority Wide A/E Fund	1430		1,766,451				
CAL-4XX	Site Improvements	1450		10,141,000		3,141,000	935,130	
CAL-4XX	Water sprinklers and gas lines	1450		3,141,000				

Annual Statement/Performance and Evaluation Report

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

American Recovery and Reinvestment Act (ARRA) Grant

Part II: Supporting Pages **CFP - P&E through 9/30/09**

PHA Name:	Grant Type and Number	Federal FY of Grant:
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HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Capital Fund Program Grant No: CA16S004-501-09	2009
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HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Replacement Housing Factor Grant No:	
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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	
CAL-409 Avalon Gardens	Installation of sprinklers and gas lines	1450		77,330				
CAL-407 Estrada Courts	Installation of sprinklers and gas lines	1450		203,280				
CAL-410 Gonzaque Village	Installation of sprinklers and gas lines	1450		85,310				
CAL-419 Imperial Courts	Installation of sprinklers and gas lines	1450		202,075				
CAL-416 Jordan Downs	Installation of sprinklers and gas lines	1450		301,885				
CAL-421 Mar Vista Gardens	Installation of sprinklers and gas lines	1450		256,140				
CAL-413 Nickerson Gardens	Installation of sprinklers and gas lines	1450		356,795				

Annual Statement/Performance and Evaluation Report

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

American Recovery and Reinvestment Act (ARRA) Grant

Part II: Supporting Pages **CFP - P&E through 9/30/09**

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16S004-501-09					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	
CAL-224 Pico Gardens	Installation of sprinklers and gas lines	1450		267,165				
CAL-403 Pueblo Del Rio	Installation of sprinklers and gas lines	1450		391,020				
CAL-401 Ramona Gardens	Installation of sprinklers and gas lines	1450		279,310				
CAL-404 Rancho San Pedro	Installation of sprinklers and gas lines	1450		218,615				
CAL-408 Rose Hills Courts	Installation of sprinklers and gas lines	1450		41,710				
CAL-422 San Fernando Gardens	Installation of sprinklers and gas lines	1450		226,000				
CAL-406 William Mead Homes	Installation of sprinklers and gas lines	1450		234,365				

Annual Statement/Performance and Evaluation Report

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

American Recovery and Reinvestment Act (ARRA) Grant

Part II: Supporting Pages **CFP - P&E through 9/30/09**

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16S004-501-09					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	
CAL-4XX	Security cameras and lighting	1450		7,000,000				
CAL-419 Imperial Courts	Installation of security cameras and lighting	1450		1,700,000				
CAL-416 Jordan Downs	Installation of security cameras and lighting	1450		500,000				
CAL-421 Mar Vista Gardens	Installation of security cameras and lighting	1450		500,000				
CAL-413 Nickerson Gardens	Installation of security cameras and lighting	1450		2,500,000				
CAL-224 Pico Gardens	Installation of security cameras and lighting	1450		300,000				
CAL-401 Ramona Gardens	Installation of security cameras and lighting	1450		1,500,000				
CAL-4XX	Dwelling Structures	1460		10,659,000		2,229,000	328,893	

Annual Statement/Performance and Evaluation Report

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

American Recovery and Reinvestment Act (ARRA) Grant

Part II: Supporting Pages **CFP - P&E through 9/30/09**

PHA Name:	Grant Type and Number	Federal FY of Grant:
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HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Capital Fund Program Grant No: CA16S004-501-09	2009
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HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Replacement Housing Factor Grant No:	
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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	
CAL-4XX	Repair fire and water damaged units	1460		1,630,000				
CAL-409 Avalon Gardens	Repair fire and water damaged units	1460		200,000				
CAL-413 Nickerson Gardens	Repair fire and water damaged units	1460		980,000				
CAL-404 Rancho San Pedro	Repair fire and water damaged units	1460		450,000				
CAL-4XX	Asbestos abatement and floor tile replacement/make ready	1460		2,029,000				
CAL-409 Avalon Gardens	Asbestos abatement and floor tile replacement	1460		87,000				

Annual Statement/Performance and Evaluation Report

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

American Recovery and Reinvestment Act (ARRA) Grant

Part II: Supporting Pages **CFP - P&E through 9/30/09**

PHA Name:	Grant Type and Number	Federal FY of Grant:
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HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Capital Fund Program Grant No: CA16S004-501-09	2009
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HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Replacement Housing Factor Grant No:	
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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	
CAL-407 Estrada Courts	Asbestos abatement and floor tile replacement	1460		52,000				
CAL-410 Gonzaque Village	Asbestos abatement and floor tile replacement	1460		58,000				
CAL-419 Imperial Courts	Asbestos abatement and floor tile replacement	1460		540,000				
CAL-416 Jordan Downs	Asbestos abatement and floor tile replacement	1460		5,000				
CAL-421 Mar Vista Gardens	Asbestos abatement and floor tile replacement	1460		18,000				
CAL-413 Nickerson Gardens	Asbestos abatement and floor tile replacement	1460		724,000				
CAL-403 Pueblo Del Rio	Asbestos abatement and floor tile replacement	1460		75,000				
CAL-401 Ramona Gardens	Asbestos abatement and floor tile replacement	1460		450,000				

Annual Statement/Performance and Evaluation Report

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

American Recovery and Reinvestment Act (ARRA) Grant

Part II: Supporting Pages **CFP - P&E through 9/30/09**

PHA Name:	Grant Type and Number	Federal FY of Grant:
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HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Capital Fund Program Grant No: CA16S004-501-09	2009
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	Replacement Housing Factor Grant No:	
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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	
CAL-406 William Mead Homes	Asbestos abatement and floor tile replacement	1460		20,000				
CAL-4XX	Roof replacement	1460		7,000,000				
CAL-409 Avalon Gardens	Roof replacement	1460		300,000				
CAL-410 Gonzaque Village	Roof replacement	1460		700,000				
CAL-419 Imperial Courts	Roof replacement	1460		1,500,000				
CAL-421 Mar Vista Gardens	Roof replacement	1460		800,000				
CAL-413 Nickerson Gardens	Roof replacement	1460		1,500,000				

Annual Statement/Performance and Evaluation Report

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

American Recovery and Reinvestment Act (ARRA) Grant

Part II: Supporting Pages **CFP - P&E through 9/30/09**

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16S004-501-09					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	
CAL-4XX	Authority Wide Dwelling and Non-dwelling Equipment Costs	1475		-				
CAL-4XX	Authority Wide Relocation Fund	1495.1		-				
	Grand Fund Total			25,073,834		7,877,383	2,011,030	

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					American Recovery and Reinvestment Act (ARRA) Grant		
Part III: Implementation Schedule				CFP - P&E through 9/30/09			
PHA Name:		Grant Type and Number			Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program No: CA16S004-501-09			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-XX							
Authority Wide	18-Mar-10			18-Mar-12			
CAL-409 Avalon Gardens	18-Mar-10			18-Mar-12			
CAL-407 Estrada Courts	18-Mar-10			18-Mar-12			
CAL-410 Gonzaque Village	18-Mar-10			18-Mar-12			
CAL-419 Imperial Courts	18-Mar-10			18-Mar-12			
CAL-416 Jordan Downs	18-Mar-10			18-Mar-12			
CAL-421 Mar Vista Gardens	18-Mar-10			18-Mar-12			
CAL-413 Nickerson Gardens	18-Mar-10			18-Mar-12			
CAL-224 Pico Gardens	18-Mar-10			18-Mar-12			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) American Recovery and Reinvestment Act (ARRA) Grant

Part III: Implementation Schedule CFP - P&E through 9/30/09

PHA Name:	Grant Type and Number	Federal FY of Grant:
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Capital Fund Program No: CA16S004-501-09	2009

	Replacement Housing Factor No:	
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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-403 Pueblo Del Rio	18-Mar-10			18-Mar-12			
CAL-401 Ramona Gardens	18-Mar-10			18-Mar-12			
CAL-404 Rancho San Pedro	18-Mar-10			18-Mar-12			
CAL-408 Rose Hills Courts	18-Mar-10			18-Mar-12			
CAL-422 San Fernando Gardens	18-Mar-10			18-Mar-12			
CAL-406 William Mead Homes	18-Mar-10			18-Mar-12			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-09 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009
<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 9/30/09 <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	3,551,913.60	0.00	0.00	0.00
3	1408 Management Improvements Soft Costs	800,000.00	0.00	0.00	0.00
	Management Improvements Hard Costs		0.00	0.00	0.00
4	1410 Administration	1,775,956.80	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	850,000.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	2,531,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	7,165,698.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	85,000.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	500,000.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	500,000.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 1-19)	17,759,568.40	0.00	0.00	0.00
	Amount of line 20 Related to LBP Activities	400,000.00	0.00	0.00	0.00
	Amount of line 20 Related to Sect. 504 compliance	1,673,430.00	0.00	0.00	0.00
	Amount of line 20 Related to Security –Soft Costs	500,000.00	0.00	0.00	0.00
	Amount of Line 20 related to Security-- Hard Costs	300,000.00	0.00	0.00	0.00
	Amount of line 20 Related to Energy Conservation Measures	1,500,000.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

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	
CAL-4XX	Authority Wide Transfer to Operations	1406		3,551,914				
CAL-4XX	Authority Wide – Management Improvements	1408		800,000				
	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		276,000				
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		95,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

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	
	c. Resident Leadership Training	1408		56,000				
	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							
	d. Resident Community Liaison	1408		40,000				
	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.							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

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	
	e. Senior Activities	1408		49,000				
	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							
	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							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

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	
	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				
	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							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

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	
	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				
CAL-4XX	Authority Wide Administrative Costs	1410		1,775,957				
	A. Administrative Salaries			1,175,000				
	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)							
	B. Allocation of Direct Costs for the following support/Admin. Depts.. (Based on time-allocation study):	1410		250,957				

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

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	
	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							
CAL-4XX	Fees and Costs	1430		750,000				
	Authority Wide A/E Fund	1430.1		300,000				
	Authority Wide CFP Planning Costs	1430.19		50,000				
	Authority Wide Inspection Costs	1430.7		500,000				
CAL-4XX	Site Improvements	1450		2,531,000				
CAL 4-26	Repair Boilers	1450		181,000				
Independent Square								

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

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	
CAL 4-16	Security Enhancements	1450		2,000,000				
Jordan Downs								
CAL-XX	Playground Re-surfacing	1450		350,000				
CAL-4XX	Dwelling Structures	1460		7,165,698				
CAL 4-07	Install Window and Security Doors	1460		80,000				
Estrada Courts Extension	Roof Replacement (6 buildings)	1460		335,000				
CAL 4-13	Roof Replacement	1460		480,698				
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								

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

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	
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				
CAL-4XX	Authority Wide Non-Dwelling Structures	1470		85,000				
CAL 4-09	Install Fencing Near Social Hall	1470		25,000				
Avalon Gardens								

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

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	
CAL 4-07	Electrical Upgrade at Mgmt Office	1470		60,000				
Estrada Courts								
CAL-4XX	Authority Wide Dwelling and Non-dwelling Equipment Costs	1475		500,000				
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.							
CAL-4XX	Authority Wide Relocation Fund	1495.1		500,000				
	Grand Fund Total			17,659,568				

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

CFP - P&E through 9/30/09

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			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<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 9/30/09 <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	3,561,683	3,561,683	3,561,683.00
3	1408 Management Improvements Soft Costs	600,000	1,000,000	600,000	587,533.80
	Management Improvements Hard Costs				0.00
4	1410 Administration	1,780,841	1,780,841	1,780,841	1,780,841.00
5	1411 Audit	0	0	0	0.00
6	1415 Liquidated Damages	0	0	0	0.00
7	1430 Fees and Costs	1,000,000	3,000,000	1,000,000	1,620,270.99
8	1440 Site Acquisition	0	0	0	0.00
9	1450 Site Improvement	750,000	750,000	750,000	112,508.54
10	1460 Dwelling Structures	9,315,890	7,315,890	9,315,890	3,584,174.53
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0.00
12	1470 Non-dwelling Structures				0.00
13	1475 Non-dwelling Equipment	300,000	100,000	300,000	18,547.56
14	1485 Demolition	0	0	0	0.00
15	1490 Replacement Reserve	0	0	0	0.00
16	1492 Moving to Work Demonstration	0	0	0	0.00
17	1495.1 Relocation Costs	500,000	300,000	500,000	154,325.21
18	1499 Development Activities	0	0	0	0.00
19	1502 Contingency	0	0	0	0.00
20	Amount of Annual Grant: (sum of lines 1-19)	17,808,414	17,808,414	17,808,414	11,419,884.63
	Amount of line 20 Related to LBP Activities	0	0	0	0.00
	Amount of line 20 Related to Sect. 504 compliance	0	0	0	0.00
	Amount of line 20 Related to Security –Soft Costs	0	0	0	0.00
	Amount of Line 20 related to Security-- Hard Costs	0	0	0	0.00
	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0.00

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-08				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	
CAL-4XX	Authority Wide Transfer to Operations	1406		3,561,683	3,561,683	3,561,683	3,561,683	
CAL-4XX	Authority Wide – Management Improvements	1408		600,000	1,000,000	1,000,000	587,534	
	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	1408		120,000				

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-08					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	
	developments. Provides centralized leadership training to resident organizations, implements the resident policy adopted by the Board of Commisioners.							
	c. Community Service Centers:	1408		110,000				
	Coordinates multi-cultural social, inter-generation, health related, and educational events for seniors who reside in public housing.							
	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				

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-08					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	
CAL-4XX	Authority Wide Administrative Costs	1410		1,780,841	1,780,841	1,780,841	1,780,841	
	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				
	Executive General Services Planning Finance/budget Human Resources IT							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-08				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	
	C. Other Eligible Admin.	1410		382,000				
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							
CAL-4XX	Fees and Costs	1430		1,000,000	3,000,000	3,000,000	1,620,271	
	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				
CAL-4XX	Site Improvements	1450		750,000	750,000	750,000	112,509	
CAL 4-22	Site Work	1450		750,000				
San Fernando Gardens								

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-08					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		
CAL-4XX	Dwelling Structures	1460		9,315,890	7,315,890	7,315,890	3,584,175		
CAL 4-22	Comprehensive Modernization	1460	68 untis	5,715,000					
San Fernando Gardens									
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					
CAL-4XX	Authority Wide Dwelling and Non-dwelling Equipment Costs	1475		300,000	100,000	100,000	18,548		
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.								
CAL-4XX	Authority Wide Relocation Fund	1495.1		500,000	300,000	300,000	154,325		
	Grand Fund Total			17,808,414	17,808,414	17,808,414	11,419,885		

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<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 9/30/09 <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	3,630,958	3,630,958.00	3,630,958.00	3,630,958.00
3	1408 Management Improvements Soft Costs	1,542,000	448,660.49	448,660.49	448,660.49
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	1,750,000	1,531,672.49	1,531,672.49	1,531,672.49
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	1,000,000	967,921.41	967,921.41	967,921.41
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	930,000	213,194.44	213,194.44	213,194.44
10	1460 Dwelling Structures	8,501,834	10,866,064.42	10,866,064.42	10,866,064.42
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	191,210.42	191,210.42	191,210.42
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	305,110.33	305,110.33	305,110.33
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
		0	0	0	0
20	Amount of Annual Grant: (sum of lines 1-19)	18,154,792.00	18,154,792.00	18,154,792.00	18,154,792.00
	Amount of line 20 Related to LBP Activities	400,000.00	0.00	0.00	0.00
	Amount of line 20 Related to Sect. 504 compliance	1,673,430.00	0.00	0.00	0.00
	Amount of line 20 Related to Security –Soft Costs	500,000.00	0.00	0.00	0.00
	Amount of Line 20 related to Security-- Hard Costs	300,000.00	0.00	0.00	0.00
	Amount of line 20 Related to Energy Conservation Measures	1,500,000.00	0.00	0.00	0.00

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-07					2007	
		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-4XX	Authority Wide Transfer to Operations	1406		3,630,958	3,630,958.00	3,630,958.00	3,630,958.00	
CAL-4XX	Authority Wide – Management Improvements	1408		1,542,000	448,660.49	448,660.49	448,660.49	
	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		576,000				
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		205,000				

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-07					2007	
		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. Resident Leadership Training	1408		156,000				
	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							
	d. Resident Community Liaison	1408		140,000				
	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.							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-07				2007		
		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	
	e. Senior Activities	1408		49,000				
	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							
	f. Youth Sports	1408		122,000				
	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							

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-07					2007	
		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	
	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				
	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							

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-07					2007	
		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	
	1. Housing Authority-wide employee training (related to conventional housing program)			56,000				
	2. Safety Training			82,000				
	3. Training for Mod.			24,500				
	j. Resident Training for Sect. 3 Opportunities	1408		65,000				
CAL-4XX	Authority Wide Administrative Costs	1410		1,750,000	1,531,672.49	1,531,672.49	1,531,672.49	
	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)							

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-07					2007	
		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							
CAL-4XX	Fees and Costs	1430		1,000,000	967,921.41	967,921.41	967,921.41	
	Authority Wide A/E Fund	1430.1		650,000				
	Authority Wide CFP Planning Costs	1430.19		50,000				
	Authority Wide Inspection Costs	1430.7		300,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-07					2007	
		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-4XX	Site Improvements	1450		930,000	213,194.44	213,194.44	213,194.44	
CAL 4-22	Site Work	1450		680,000				
	San Fernando Gardens							
CAL-XX	Playground Re-surfacing	1450		250,000				
CAL-4XX	Dwelling Structures	1460		8,501,834	10,866,064.42	10,866,064.42	10,866,064.42	
CAL 4-13	Roof Replacement	1460		416,667				
	Imperial Courts							
CAL 4-13	Roof Replacement	1460		416,667				
	Nickerson Gardens							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-07					2007	
		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 4-16 Jordan Downs	Roof Replacement	1460		416,667				
CAL 4-22 San Fernando Gardens	Comprehensive Modernization	1460		4,601,833				
CAL 4-XX	Authority Wide Non-Routine Maintenance							
	Fire Repairs	1460		250,000				
	Health and Safety Improvements	1460		500,000				
	504/VCA alterations	1460		500,000				
	Asbestos Abatement	1460		1,400,000				
CAL-4XX	Authority Wide Dwelling and Non-dwelling Equipment Costs	1475		300,000	191,210.42	191,210.42	191,210.42	
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.							
CAL-4XX	Authority Wide Relocation Fund	1495.1		500,000	305,110.33	305,110.33	305,110.33	
	Grand Fund Total			18,154,792.00	18,154,792.00	18,154,792.00	18,154,792.00	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

CFP - P&E through 9/30/09

PHA Name:	Grant Type and Number	Federal FY of Grant:
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Capital Fund Program No: CA16P004-501-07	2007
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-09		30-Jun-08	30-Sep-11		30-Sep-09	
CAL 4-16							
Jordan Downs	30-Sep-09		30-Jun-08	30-Sep-11		30-Sep-09	
CAL 4-07							
Estrada Courts	30-Sep-09		30-Jun-08	30-Sep-11		30-Sep-09	
CAL 4-13							
Nickerson Gardens	30-Sep-09		30-Jun-08	30-Sep-11		30-Sep-09	
CAL 4-03							
Pueblo Del Rio	30-Sep-09		30-Jun-08	30-Sep-11		30-Sep-09	
CAL 4-15							
Pueblo Del Rio Ext	30-Sep-09		30-Jun-08	30-Sep-11		30-Sep-09	
Cal 4-17							
Rancho San Pedro Ext.	30-Sep-09		30-Jun-08	30-Sep-11		30-Sep-09	
CAL 4-22							
San Fernando Gardens	30-Sep-09		30-Jun-08	30-Sep-11		30-Sep-09	

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

Part III: Implementation Schedule

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number				Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program No: CA16P004-501-07				2007	
		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 4-06							
William Mead Homes	30-Sep-09		30-Jun-08	30-Sep-11		30-Sep-09	
CAL 4-09							
Avalon Gardens	30-Sep-09		30-Jun-08	30-Sep-11		30-Sep-09	
CAL 4-XX	30-Sep-09		30-Jun-08	30-Sep-11		30-Sep-09	
Authority Wide Non Routine Maintenance							

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<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 9/30/09 <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	1,000,000	1,000,000	1,000,000	1,000,000
3	1408 Management Improvements Soft Costs	1,719,300	1,061,214.09	1,061,214.09	1,061,214.09
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	1,864,766	1,864,766.00	1,864,766.00	1,864,766.00
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	877,768	2,021,483.48	2,021,483.48	2,021,483.48
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,405,000	744,898.58	744,898.58	744,898.58
10	1460 Dwelling Structures	10,831,000	10,716,180.91	10,716,180.91	10,716,180.91
11	1465.1 Dwelling Equipment—Nonexpendable		0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	450,000	598,713.13	598,713.13	598,713.13
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	640,577.81	640,577.81	640,577.81
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
		0	0	0	0
20	Amount of Annual Grant: (sum of lines 1-19)	18,647,834.00	18,647,834.00	18,647,834.00	18,647,834.00
	Amount of line 20 Related to LBP Activities	400,000.00	0.00	0.00	0.00
	Amount of line 20 Related to Sect. 504 compliance	1,673,430.00	0.00	0.00	0.00
	Amount of line 20 Related to Security –Soft Costs	500,000.00	0.00	0.00	0.00
	Amount of Line 20 related to Security-- Hard Costs	300,000.00	0.00	0.00	0.00
	Amount of line 20 Related to Energy Conservation Measures	1,500,000.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-06					2006	
		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-4XX	Authority Wide Transfer to Operations	1406		1,000,000	1,000,000	1,000,000	1,000,000	
CAL-4XX	Authority Wide – Management Improvements	1408		1,719,300	1,061,214.09	1,061,214.09	1,061,214.09	
	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		515,800				
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		96,320				

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-06					2006	
		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. Resident Leadership Training	1408		240,700				
	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							
	d. Resident Community Liaison	1408		106,640				
	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.							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-06				2006		
		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	
	e. Senior Activities	1408		51,500				
	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							
	f. Youth Sports	1408		154,440				
	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							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-06				2006		
		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	
	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			14,630				
	2. Overhead: Training/Travel/Other			26,650				
	h. Funding for Resident Newspaper	1408		103,190				
	i. Employee Training – Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-06 Replacement Housing Factor Grant No:					2006	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	1. Housing Authority-wide employee training (related to conventional housing program)			241,520				
	2. Safety Training			40,990				
	3. Training for Mod.			7,620				
	j. Resident Training for Sect. 3 Opportunities	1408		119,300				
CAL-4XX	Authority Wide Administrative Costs	1410		1,864,766	1,864,766	1,864,766	1,864,766	
	A. Administrative Salaries			1,031,590				
	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)							

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-06				2006		
		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		343,855				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-06					2006	
		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		489,321				
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							
CAL-4XX	Fees and Costs	1430		877,768	2,021,483.48	2,021,483.48	2,021,483.48	
	Authority Wide A/E Fund	1430.1		634,195				
	Authority Wide CFP Planning Costs	1430.19		40,000				
	Authority Wide Inspection Costs	1430.7		203,573				
CAL-4XX	Site Improvements	1450		1,405,000	744,898.58	744,898.58	744,898.58	
CAL 4-03	504/VCA Transition Plan	1450		55,000				
Pueblo Del Rio								
CAL-4-07	504/VCA Transition Plan	1450		185,000				
Estrada Courts								

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-06					2006	
		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-4-15	Site Utility Improvements	1450		200,000				
Pueblo Del Rio Ext								
CAL-4-15	504/VCA Transition Plan	1450		260,000				
Pueblo Del Rio Ext								
CAL-4-15	504/VCA Transition Plan	1450		35,000				
Estrada Courts Ext								
CAL - 4XX	Playground equipment Repairs	1450		200,000				
CAL-4-22	Site Utility Improvements	1450		470,000				
San Fernando Gardens								
CAL-4XX	Dwelling Structures	1460		10,831,000	10,716,180.91	10,716,180.91	10,716,180.91	
CAL 4-13	Roof Replacement	1460		450,000				
Nickerson Gardens								
CAL 4-15	Comprehensive Modernization	1460		1,700,000				

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-06					2006	
		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	
Pueblo Del Rio Ext								
CAL 4-20	Comprehensive Modernization	1460		1,936,000				
Estrada Courts Ext								
CAL 4-22	Comprehensive Modernization	1460		3,995,000				
San Fernando Gardens								
CAL 4-XX	Authority Wide Non-Routine Maintenance							
	Fire Repairs	1460		250,000				
	Health and Safety Improvements	1460		500,000				
	504/VCA alterations	1460		1,000,000				
	Floor Tile/Asbestos Abatement	1460		1,000,000				

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-06					2006	
		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-4XX	Authority Wide Dwelling and Non-dwelling Equipment Costs	1475		450,000	598,713.13	598,713.13	598,713.13	
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.							
CAL-4XX	Authority Wide Relocation Fund	1495.1		500,000	640,577.81	640,577.81	640,577.81	
	Grand Fund Total			18,647,834.00	18,647,834.00	18,647,834.00	18,647,834.00	

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

Part III: Implementation Schedule

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program No: CA16P004-501-06					2006
		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-08		31-Dec-07	30-Sep-10		30-Jun-08	
CAL 4-16							
Jordan Downs	30-Sep-08		31-Dec-07	30-Sep-10		30-Jun-08	
CAL 4-07							
Estrada Courts	30-Sep-08		31-Dec-07	30-Sep-10		30-Jun-08	
CAL 4-13							
Nickerson Gardens	30-Sep-08		31-Dec-07	30-Sep-10		30-Jun-08	
CAL 4-03							
Pueblo Del Rio	30-Sep-08		31-Dec-07	30-Sep-10		30-Jun-08	
CAL 4-15							
Pueblo Del Rio Ext	30-Sep-08		31-Dec-07	30-Sep-10		30-Jun-08	
Cal 4-17							
Rancho San Pedro Ext.	30-Sep-08		31-Dec-07	30-Sep-10		30-Jun-08	
CAL 4-22							
San Fernando Gardens	30-Sep-08		31-Dec-07	30-Sep-10		30-Jun-08	

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

Part III: Implementation Schedule

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number				Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program No: CA16P004-501-06				2006	
		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 4-06							
William Mead Homes	30-Sep-08		31-Dec-07	30-Sep-10		30-Jun-08	
CAL 4-09							
Avalon Gardens	30-Sep-08		31-Dec-07	30-Sep-10		30-Jun-08	
CAL 4-XX	30-Sep-08		31-Dec-07	30-Sep-10		30-Jun-08	
Authority Wide Non Routine Maintenance							

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<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 9/30/09 <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	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00
3	1408 Management Improvements Soft Costs	1,929,382.00	969,061.85	969,061.85	969,061.85
	Management Improvements Hard Costs	0.00	0.00	0.00	0.00
4	1410 Administration	1,929,382.00	2,468,429.04	2,468,429.04	2,468,429.04
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	800,000.00	933,833.24	933,833.24	933,833.24
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	1,078,000.00	1,078,000.00	1,078,000.00	1,078,000.00
10	1460 Dwelling Structures	10,707,000.00	11,863,593.91	11,863,593.91	11,863,593.91
11	1465.1 Dwelling Equipment—Nonexpendable		0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	800,000.00	534,588.46	534,588.46	534,588.46
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	1,000,000.00	446,311.50	446,311.50	446,311.50
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1502 Contingency	50,054.00	0.00	0.00	0.00
		0	0	0	0
20	Amount of Annual Grant: (sum of lines 1-19)	19,293,818.00	19,293,818.00	19,293,818.00	19,293,818.00
	Amount of line 20 Related to LBP Activities	400,000.00	0.00	0.00	0.00
	Amount of line 20 Related to Sect. 504 compliance	1,673,430.00	0.00	0.00	0.00
	Amount of line 20 Related to Security –Soft Costs	500,000.00	0.00	0.00	0.00
	Amount of Line 20 related to Security-- Hard Costs	300,000.00	0.00	0.00	0.00
	Amount of line 20 Related to Energy Conservation Measures	1,500,000.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-05					2005	
		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-4XX	Authority Wide Transfer to Operations	1406		1,000,000	1,000,000	1,000,000	1,000,000	
CAL-4XX	Authority Wide – Management Improvements	1408		1,929,382	969,061.85	969,061.85	969,061.85	
	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		566,970				
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		108,100				
	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		272,520				

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-05					2005	
		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	
	organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections							
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		119,682				
	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		40,162				

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-05				2005		
		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		161,792				
	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			16,247				
	2. Overhead: Training/Travel/Other			30,074				
	h. Funding for Resident Newspaper	1408		115,802				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-05					2005	
		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	
	i. Employee Training – Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-05				2005		
		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	
	1. Housing Authority-wide employee training (related to conventional housing program)			271,024				
	2. Safety Training			45,992				
	3. Training for HAPD			38,600				
	4. Training for Mod.			8,547				
	j. Resident Training for Sect. 3 Opportunities	1408		133,870				
CAL-4XX	Authority Wide Administrative Costs	1410		1,929,382	2,468,429	2,468,429	2,468,429	
	A. Administrative Salaries			1,190,000				
	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)							
	B. Allocation of Direct Costs for the following support/Admin. Depts.. (Based on time-allocation study):	1410		462,600				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-05					2005	
		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		276,782				
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							
CAL-4XX	Fees and Costs	1430		800,000	933,833.24	933,833.24	933,833.24	
	Authority Wide A/E Fund	1430.1		634,195				
	Authority Wide CFP Planning Costs	1430.19		40,000				
	Authority Wide Inspection Costs	1430.7		203,573				
CAL-4XX	Site Improvements	1450		1,078,000	1,078,000.00	1,078,000.00	1,078,000.00	
CAL 4-03	Site Work	1450		363,000				
Pueblo Del Rio								
CAL-4-15	Site Work	1450		330,000				
Estrada Courts Ext								

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-05					2005	
		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-4-22	Site Work	1450		385,000				
San Fernando Gardens								
CAL-4XX	Dwelling Structures	1460		10,707,000	11,863,593.91	11,863,593.91	11,863,593.91	
CAL 4-03	Comprehensive Modernization	1460		2,937,000				
Pueblo Del Rio								
CAL-4-15	Comprehensive Modernization	1460		2,670,000				
Estrada Courts Ext								
CAL-4-22	Comprehensive Modernization	1460		3,115,000				
San Fernando Gardens								
CAL-4-06	Electrical Upgrade	1460		500,000				
William Mead								
CAL-4-16	Roof Replacement	1460		475,000				
Jordan Downs								
CAL-4-19	Roof Replacement	1460		600,000				
Imperial Courts								

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-05					2005	
		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-4-22	Roof Replacement	1460		410,000				
San Fernando Gardens								
CAL-4XX	Authority Wide Dwelling and Non-dwelling Equipment Costs	1475		800,000	534,588.46	534,588.46	534,588.46	
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.							
CAL-4XX	Authority Wide Relocation Fund	1495.1		1,000,000	446,311.50	446,311.50	446,311.50	
CAL-4XX	Authority Wide Contingency	1502		50,054	0.00	0.00	0.00	
	Grand Fund Total			19,293,818.00	19,293,817.96	19,293,817.96	19,293,817.96	

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

Part III: Implementation Schedule

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number				Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program No: CA16P004-501-05				2005	
		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-08		31-Mar-07	30-Sep-10		30-Jun-08	
CAL 4-16							
Jordan Downs	30-Sep-08		31-Mar-07	30-Sep-10		30-Jun-08	
CAL 4-07							
Estrada Courts	30-Sep-08		31-Mar-07	30-Sep-10		30-Jun-08	
CAL 4-13							
Nickerson Gardens	30-Sep-08		31-Mar-07	30-Sep-10		30-Jun-08	
CAL 4-03							
Pueblo Del Rio	30-Sep-08		31-Mar-07	30-Sep-10		30-Jun-08	
CAL 4-15							
Pueblo Del Rio Ext	30-Sep-08		31-Mar-07	30-Sep-10		30-Jun-08	
Cal 4-17							
Rancho San Pedro Ext.	30-Sep-08		31-Mar-07	30-Sep-10		30-Jun-08	
CAL 4-22							
San Fernando Gardens	30-Sep-08		31-Mar-07	30-Sep-10		30-Jun-08	

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<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 9/30/09 <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	2,438,774	1,500,000	1,500,000	1,500,000
3	1408 Management Improvements Soft Costs	1,940,288	643,857	643,857	643,857
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	1,202,978	1,135,394	1,135,394	1,135,394
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	700,000	1,396,073	1,396,073	1,396,073
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	3,157,125	5,056,165	5,056,165	5,056,165
10	1460 Dwelling Structures	6,214,947	9,053,613	9,053,613	9,053,613
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	500,000	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	2,000,000	617,783	617,783	617,783
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	1,248,775	0	0	0
		0	0	0	0
20	Amount of Annual Grant: (sum of lines 1-19)	19,402,887.00	19,402,887.00	19,402,887.00	19,402,887.00
	Amount of line 20 Related to LBP Activities	400,000.00	0.00	0.00	0.00
	Amount of line 20 Related to Sect. 504 compliance	1,673,430.00	0.00	0.00	0.00
	Amount of line 20 Related to Security –Soft Costs	500,000.00	0.00	0.00	0.00
	Amount of Line 20 related to Security-- Hard Costs	300,000.00	0.00	0.00	0.00
	Amount of line 20 Related to Energy Conservation Measures	1,500,000.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-04					2004	
		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-4XX	Authority Wide Transfer to Operations	1406		2,438,774	1,500,000	1,500,000	1,500,000	
CAL-4XX	Authority Wide – Management Improvements	1408		1,940,288	643,857	643,857	643,857	
	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		976,000				
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		205,000				
	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		154,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-04 Replacement Housing Factor Grant No:					2004	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections							
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		140,000				
	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				

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-04				2004		
		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		122,000				
	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				
	h. Funding for Resident Newspaper	1408		24,000				

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-04					2004	
		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	
	i. Employee Training – Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs							

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-04					2004	
		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	
	1. Housing Authority-wide employee training (related to conventional housing program)			56,000				
	2. Safety Training			82,000				
	3. Training for Mod.			24,788				
	j. Resident Training for Sect. 3 Opportunities	1408		65,000				
CAL-4XX	Authority Wide Administrative Costs	1410		1,202,978	1,135,394.25	1,135,394.25	1,135,394.25	
	A. Administrative Salaries			802,978				
	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		150,000				
	Executive General Services Planning							

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-04					2004	
		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	
	Finance/budget Human Resources IT							
	C. Other Eligible Admin.	1410		250,000				
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							
CAL-4XX	Fees and Costs	1430		700,000	1,396,073.29	1,396,073.29	1,396,073.29	
	Authority Wide A/E Fund	1430.1		650,000				
	Authority Wide CFP Planning Costs	1430.19		50,000				
	Authority Wide Inspection Costs	1430.7		300,000				
CAL-4XX	Site Improvements	1450		3,157,125	5,056,165.44	5,056,165.44	5,056,165.44	
CAL 4-06	Soil Remediation	1450		2,500,000				
William Mead								
CAL-4-15	Site Work	1450		217,125				
Pueblo Del Rio Ext								
CAL-4-20	Site Work	1450		55,000				
Estrada Courts Ext								

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-04					2004	
		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-4-22 San Fernando Gardens	Site Work	1450		385,000				
CAL-4XX	Dwelling Structures	1460		6,214,947	9,053,613.35	9,053,613.35	9,053,613.35	
CAL 4-06 William Mead	Electrical Upgrade	1460		1,000,000				
CAL 4-15 Pueblo Del Rio Ext	Comprehensive Modernization	1460		1,554,947				
CAL 4-20 Estrada Courts Ext	Comprehensive Modernization	1460		445,000				
CAL 4-22 San Fernando Gardens	Comprehensive Modernization	1460		3,115,000				

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-04					2004	
		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 4-22	Roof Replacement	1460		100,000				
San Fernando Gardens								
CAL-4XX	Authority Wide Dwelling and Non-dwelling Equipment Costs	1475		500,000	0.00	0.00	0.00	
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.							
CAL-4XX	Authority Wide Relocation Fund	1495.1		2,000,000	617,783.47	617,783.47	617,783.47	
CAL-4XX	Authority Wide Contingency	1502		1,248,775	0.00	0.00	0.00	
	Grand Fund Total			19,402,887.00	19,402,887.00	19,402,887.00	19,402,887.00	

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

Part III: Implementation Schedule

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program No: CA16P004-501-04					2004
		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-Jun-06		30-Sep-06	30-Jun-08		31-Dec-06	
CAL 4-16							
Jordan Downs	30-Jun-06		30-Sep-06	30-Jun-08		31-Dec-06	
CAL 4-07							
Estrada Courts	30-Jun-06		30-Sep-06	30-Jun-08		31-Dec-06	
CAL 4-13							
Nickerson Gardens	30-Jun-06		30-Sep-06	30-Jun-08		31-Dec-06	
CAL 4-03							
Pueblo Del Rio	30-Jun-06		30-Sep-06	30-Jun-08		31-Dec-06	
CAL 4-15							
Pueblo Del Rio Ext	30-Jun-06		30-Sep-06	30-Jun-08		31-Dec-06	
Cal 4-17							
Rancho San Pedro Ext.	30-Jun-06		30-Sep-06	30-Jun-08		31-Dec-06	
CAL 4-22							
San Fernando Gardens	30-Jun-06		30-Sep-06	30-Jun-08		31-Dec-06	

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

Part III: Implementation Schedule

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number				Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program No: CA16P004-501-05				2005	
		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 4-06							
William Mead Homes	30-Sep-08		31-Mar-07	30-Sep-10		30-Jun-08	
CAL 4-09							
Avalon Gardens	30-Sep-08		31-Mar-07	30-Sep-10		30-Jun-08	
CAL 4-XX	30-Sep-08		31-Mar-07	30-Sep-10		30-Jun-08	
Authority Wide Non Routine Maintenance							

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: CA16P004-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<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 9/30/09 <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	2,438,774	1,500,000	1,500,000	1,500,000
3	1408 Management Improvements Soft Costs	1,940,288	643,857	643,857	643,857
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	1,202,978	1,135,394	1,135,394	1,135,394
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	700,000	1,396,073	1,396,073	1,396,073
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	3,157,125	5,056,165	5,056,165	5,056,165
10	1460 Dwelling Structures	6,214,947	9,053,613	9,053,613	9,053,613
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	500,000	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	2,000,000	617,783	617,783	617,783
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	1,248,775	0	0	0
		0	0	0	0
20	Amount of Annual Grant: (sum of lines 1-19)	19,402,887.00	19,402,887.00	19,402,887.00	19,402,887.00
	Amount of line 20 Related to LBP Activities	400,000.00	0.00	0.00	0.00
	Amount of line 20 Related to Sect. 504 compliance	1,673,430.00	0.00	0.00	0.00
	Amount of line 20 Related to Security –Soft Costs	500,000.00	0.00	0.00	0.00
	Amount of Line 20 related to Security-- Hard Costs	300,000.00	0.00	0.00	0.00
	Amount of line 20 Related to Energy Conservation Measures	1,500,000.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-04					2004	
		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-4XX	Authority Wide Transfer to Operations	1406		2,438,774	1,500,000	1,500,000	1,500,000	
CAL-4XX	Authority Wide – Management Improvements	1408		1,940,288	643,857	643,857	643,857	
	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		976,000				
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training and work experience in the safety industry.	1408		205,000				
	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		154,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-04 Replacement Housing Factor Grant No:					2004	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections							
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		140,000				
	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

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number				Federal FY of Grant:		
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-04				2004		
		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		122,000				
	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				
	h. Funding for Resident Newspaper	1408		24,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-04					2004	
		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	
	i. Employee Training – Career & Professional Development to increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-04					2004	
		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	
	1. Housing Authority-wide employee training (related to conventional housing program)			56,000				
	2. Safety Training			82,000				
	3. Training for Mod.			24,788				
	j. Resident Training for Sect. 3 Opportunities	1408		65,000				
CAL-4XX	Authority Wide Administrative Costs	1410		1,202,978	1,135,394.25	1,135,394.25	1,135,394.25	
	A. Administrative Salaries			802,978				
	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		150,000				
	Executive General Services Planning							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-04					2004	
		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	
	Finance/budget Human Resources IT							
	C. Other Eligible Admin.	1410		250,000				
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							
CAL-4XX	Fees and Costs	1430		700,000	1,396,073.29	1,396,073.29	1,396,073.29	
	Authority Wide A/E Fund	1430.1		650,000				
	Authority Wide CFP Planning Costs	1430.19		50,000				
	Authority Wide Inspection Costs	1430.7		300,000				
CAL-4XX	Site Improvements	1450		3,157,125	5,056,165.44	5,056,165.44	5,056,165.44	
CAL 4-06	Soil Remediation	1450		2,500,000				
William Mead								
CAL-4-15	Site Work	1450		217,125				
Pueblo Del Rio Ext								
CAL-4-20	Site Work	1450		55,000				
Estrada Courts Ext								

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-04					2004	
		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-4-22 San Fernando Gardens	Site Work	1450		385,000				
CAL-4XX	Dwelling Structures	1460		6,214,947	9,053,613.35	9,053,613.35	9,053,613.35	
CAL 4-06 William Mead	Electrical Upgrade	1460		1,000,000				
CAL 4-15 Pueblo Del Rio Ext	Comprehensive Modernization	1460		1,554,947				
CAL 4-20 Estrada Courts Ext	Comprehensive Modernization	1460		445,000				
CAL 4-22 San Fernando Gardens	Comprehensive Modernization	1460		3,115,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program Grant No: CA16P004-501-04					2004	
		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 4-22	Roof Replacement	1460		100,000				
San Fernando Gardens								
CAL-4XX	Authority Wide Dwelling and Non-dwelling Equipment Costs	1475		500,000	0.00	0.00	0.00	
	Stoves, refrigerators, playground equipment, computer learning centers, maintenance vehicles and construction equipment.							
CAL-4XX	Authority Wide Relocation Fund	1495.1		2,000,000	617,783.47	617,783.47	617,783.47	
CAL-4XX	Authority Wide Contingency	1502		1,248,775	0.00	0.00	0.00	
	Grand Fund Total			19,402,887.00	19,402,887.00	19,402,887.00	19,402,887.00	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

CFP - P&E through 9/30/09

PHA Name:		Grant Type and Number					Federal FY of Grant:
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Capital Fund Program No: CA16P004-501-04					2004
		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-Jun-06		30-Sep-06	30-Jun-08		31-Dec-06	
CAL 4-16							
Jordan Downs	30-Jun-06		30-Sep-06	30-Jun-08		31-Dec-06	
CAL 4-07							
Estrada Courts	30-Jun-06		30-Sep-06	30-Jun-08		31-Dec-06	
CAL 4-13							
Nickerson Gardens	30-Jun-06		30-Sep-06	30-Jun-08		31-Dec-06	
CAL 4-03							
Pueblo Del Rio	30-Jun-06		30-Sep-06	30-Jun-08		31-Dec-06	
CAL 4-15							
Pueblo Del Rio Ext	30-Jun-06		30-Sep-06	30-Jun-08		31-Dec-06	
Cal 4-17							
Rancho San Pedro Ext.	30-Jun-06		30-Sep-06	30-Jun-08		31-Dec-06	
CAL 4-22							
San Fernando Gardens	30-Jun-06		30-Sep-06	30-Jun-08		31-Dec-06	

**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 9/30/09 <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	1,714,258	1,714,258	1,714,258
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	800,000	1,063,601	1,063,601	1,063,601
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	283,018	283,018	283,018
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	1,500,000	1,983,576	1,983,576	1,983,576
18	1498 Mod Used for Development	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 16)	0	0	0	0
20	Amount of Annual Grant (Sum of lines 2-19)	17,142,582	17,142,582	17,142,582	17,142,582
21	Amount of line 20 Related to LBP Activities	475,000			
22	Amount of line 20 Related to Section 504 Compliance	380,000			
23	Amount of line 20 Related to Security	848,402			
24	Amount of line 20 Related to Energy Conservation Measures	475,000			

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

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

**CFP - P&E through
9/30/09**

FFY 2003 CFP - CA16P004-501-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4001 Ramona Gardens	Emergency LBP In-Place Management in response to elevated blood lead report.	1460	As needed	0	41,110	41,110	41,110	Work completed by Force Account Construction (FAC).
	Install 504 Ramp Bldg. 524	1460	1 Bldg.	0	24,230	24,230	24,230	
CAL 4004 Rancho San Pedro	Remodel Social Hall to include Computer Lab	1460	1 Bldg.	0	16,880	16,880	16,880	Added via 2004 budget process. Work to be performed by FAC.
				0	0	0	0	
CAL 4006 William Mead	Plygrnd Equip Assoc soil Remed	1450	As Needed	0	1,318,677	1,318,677	1,318,677	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	2,141	2,141	2,141	
	Electrical Upgrade Phase 1	1460	98 units	0	174,911	174,911	174,911	
	Emergency Sewer Gas Odor Abatement	1460	As Needed	0	1,109,722	1,109,722	1,109,722	
				0	5,938.90	5,938.90	5,938.90	Emergency item added. Work completed by outside contractor.

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

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

**CFP - P&E through
9/30/09**

FFY 2003 CFP - CA16P004-501-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4007 Estrada Courts	Bldg. 21 504 ramp	1460	1 bldg.	0	25,964.18	25,964.18	25,964.18	Added via 2004 budget process. WIP by FAC.
				0	6,028	6,028	6,028	Added via 2004 budget process. Work completed by FAC.
CAL 409 Avalon Gardens	Emergency Fire Job, Unit #181	1460	1 unit	0	6,028	6,028	6,028	Emergency item added. Work completed by FAC.
	Install security windows/doors/screens	1460	All Units	0	243,047 268	243,047 268	243,047 268	Added under full fungibility. Work performed by FAC.
	Replace vent screens	1460	As Needed	0	2,679	2,679	2,679	Added via 2004 budget process. Work performed by FAC.
	Replace water gate valve	1460	As Needed	0	0	0	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.

**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)

**CFP - P&E through
9/30/09**

FFY 2003 CFP - CA16P004-501-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4010 Gonzague Village	Emergency Fire Job, Unit #6	1460	1 unit	0	22,590	22,590	22,590	Emergency Item added. Work completed by FAC.
				0	22,590	22,590	22,590	
CAL 4013 Nickerson Gardens	Bathroom Upgrades/Repairs	1460	To be determined	963,521	76,500	76,500	76,500	Work will be done by FAC.
	Reroof 55 buildings	1460	55 bldgs.	463,521	76,500	76,500	76,500	
				500,000	0	0	0	Moved under full fungibility.
CAL 4015 Pueblo del Rio Ext.	Comprehensive Modernization			2,600,571	2,063,447	2,063,447	2,063,447	Work in Progress - FAC.
	Site Work	1450	23 units	286,063	297,306	297,306	297,306	
	Metalwork/Carpentry	1460	23 units	312,068	415,325	415,325	415,325	
	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	

**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)

**CFP - P&E through
9/30/09**

FFY 2003 CFP - CA16P004-501-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4016 Jordan Downs	Fire Job, Unit Nos. 411/412	1460	2 Units	0	168,750	168,750	168,750	
CAL 4017 Rancho San Pedro Ext.	Enhancements to building facades & landscaping on Harbor Blvd	1450	4 Bldgs	0	72,646	72,646	72,646	Added via full fungibility. WIP by FAC.
CAL 4019 Imperial Courts	Replace window bars	1460	As Needed	0	145,966	145,966	145,966	Added via 2003 budget process. WIP by Central Shops.
	Electrical Upgrade	1460	1 Bldg	0	63,950	63,950	63,950	Added via 2004 budget process. Work will be performed by FAC.
CAL 4020 Estrada Courts Ext.	Comprehensive Modernization			2,639,975	2,481,553	2,481,553	2,481,553	
	Site Work	1450	20 units	256,297	202,530	202,530	202,530	
	Metalwork/Carpentry	1460	20 units	279,597	442,880	442,880	442,880	Work in Process.
	Insulation and Roofing	1460	20 units	93,199	53,360	53,360	53,360	Work performed by
	Doors & Windows	1460	20 units	279,597	203,194	203,194	203,194	FAC.

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

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

**CFP - P&E through
9/30/09**

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)	
	Lath & Plaster and Stucco	1460	20 units	126,541	175,652	175,652	175,652	
	Ceramic Tile	1460	20 units	93,199	161,309	161,309	161,309	
	Resilient Flooring	1460	20 units	93,199	161,309	161,309	161,309	
	Painting	1460	20 units	116,499	171,332	171,332	171,332	
	Range Hoods/Kitchen Cabinetry	1460	20 units	160,689	140,993	140,993	140,993	
	Plumbing & Heating	1460	20 units	401,720	247,469	247,469	247,469	
	Electrical	1460	20 units	429,438	211,525	211,525	211,525	
	Roof Replacement	1460	4 bldgs.	310,000	310,000	310,000	310,000	Work to be performed by outside contractor.
CAL 4021 Mar Vista Gardens	Install security cameras	1460	As Needed	0	329,619	329,619	329,619	Added via 2003 budget process. Work to be performed by outside contractor.
				4,409,999	2,976,173	2,976,173	2,976,173	
CAL 4022 San Fernando Gardens	Comprehensive Modernization			3,999,999	2,743,443	2,743,443	2,743,443	
	Site Work	1450	48 units	440,000	398,326	398,326	398,326	
	Metalwork/Carpentry	1460	48 units	480,000	420,376	420,376	420,376	Work in Process.
	Insulation and Roofing	1460	48 units	160,000	95,386	95,386	95,386	Work performed by FAC.
	Doors and Windows	1460	48 units	480,000	341,079	341,079	341,079	
	Lath & Plaster and Stucco	1460	48 units	217,241	179,789	179,789	179,789	
	Ceramic Tile	1460	48 units	160,000	146,981	146,981	146,981	
	Resilient Flooring	1460	48 units	160,000	146,981	146,981	146,981	
	Painting	1460	48 units	200,000	169,907	169,907	169,907	
	Range Hoods/Kitchen Cabinetry	1460	48 units	275,862	296,644	296,644	296,644	
	Plumbing & Heating	1460	48 units	689,655	277,426	277,426	277,426	
	Electrical	1460	48 units	737,241	270,548	270,548	270,548	

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FFY 2003 CFP - CA16P004-501-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4026 Independ. Square	Asbestos Abatement related to Comprehensive Modernization	1460	66 unts	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 0	172,844 27,000	172,844 27,000	172,844 27,000	Added via 2003 budget process. Work to be performed by FAC.
	Upgrade showers	1460	As Needed	0	145,844	145,844	145,844	Added under full fungibility. Work to be performed by FAC.
	Install bathroom heat lamps	1460	As Needed	0	0	0	0	Added via 2004 budget process. Work to be performed by FAC.
CAL 4028 609 California Apartments	Install bathroom grab bars	1460	As Needed	0 0	68,507 68,507	66,906 66,906	68,507 68,507	Work completed by FAC.

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4038 Westside Manor	Paint common areas and community room	1460	1 Bldg.	0	16,112	16,112	16,112	Added via 2004 budget process. Work completed by FAC.
CAL 4039 1100 E. 112th	Paint building exterior	1460	1 Bldg.	0	9,488	9,488	9,488	Added via 2004 budget process. Work in process by FAC.
CAL 4065 110 E. 94th	Paint building exterior	1460	1 Bldg.	0	6,875	6,875	6,875	Added via 2004 budget process. Work to be completed by FAC.
CAL 4079 6615 Lemp Ave.	Paint building exterior	1460	1 Bldg.	0	11,244	11,244	11,244	Added via 2004 budget process. Work in process by FAC.
CAL 4138 145 E. 54th	Paint building exterior	1460	1 Bldg.	0	12,003	12,003	12,003	Added via 2004 budget process. Work in process by FAC.
CAL 4141 215 E. 93rd	Paint building exterior	1460	1 Bldg.	0	14,472	14,472	14,472	Added via 2004 budget process. 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 4145 210 W. 91st	Paint building exterior	1460	1 Bldg.	0	164,017	164,017	164,017	Added via 2004 budget process. Work in process by FAC.
				0	7,520	7,520	7,520	
CAL 4224 Nw Pico II (HA Loc. 224)	Decking Repairs	1460	As Needed	0	42,779	42,779	42,779	Added via full fungibility. Work completed by outside contractor.
	Install Security Screen Doors	1460	As Needed	0	113,718	113,718	113,718	Added via full fungibility. Work to be completed by outside contractor.
CAL 4226 Nw Pico II (HA Loc. 226)	Construct Maintenance Bldg.			0	0	0	0	Added under full fungibility. Work performed by outside contractor.
		1470	1 bldg.	0	0	0	0	
CAL-4XX	Authority Wide Administrative Costs Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst	1410		1,063,040	1,437,509	1,437,509	1,437,509	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)	
	Environmental Coord. Contract Admin. Res. Dev. Program Coord.							
	Data Program Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)							
	Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study): Executive General Services Planning Finance/Budget Human Resources MIS							
	B. Fringe Benefits	1410		411,470	16,756	16,756	16,756	Completed
	C. Other Eligible Admin. Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	1410		240,071	259,993	259,993	259,993	Completed
CAL-4XX	Authority Wide Planning for Crime Prevention through Environmental Design (CPTED) approaches. Initial sites: Nickerson Gardens, Imperial Cts, Jordan Downs, Independent Sq. Additional planning for Comp Mod sites, scattered sites, senior sites, plan review.	1430.2		100,000	397,469	397,469	397,469	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)	
CAL-4XX	Authority Wide A/E Fund	1430.1		400,000	591,240	591,240	591,240	Completed
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 a. Resident Relations Dept. -	1408		1,713,935	1,676,461	1,676,461	1,676,461	
	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

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training & work experience in the safety industry	1408		86,547	0	0	0	Reprogrammed.
	c. Resident Leadership Training Strives to strengthen leadership skills of resident governing bodies in HACLA Developments. Provides centralized leadership training to 18 resident groups. Assists in overseeing resident policy adopted by the Board of Commissioners, conducts resident elections.	1408		242,172	0	0	0	Reprogrammed
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		106,344	0	0	0	Reprogrammed.

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	e. Senior Activities Coordinates multi-cultural social, inter-generational, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs at developments. Assists with fund raising and event planning.	1408		35,691	0	0	0	Reprogrammed. Activities funded from other sources
	f. Youth Sports Encourages youth participation in vocational, educational, recreational & cultural programs available to youth. Coordinates transportation for events. Develops HACLA sports leagues & tournaments. Design and implementation of programs to deter youth from gangs & drugs. Promote youth involvement in positive activities. (Cont'd) Youth Sports - Continued Coordinates efforts of resident Youth Councils including fundraising and event planning.	1408		143,785	19,508	19,508	19,508	Completed
	g. Resident Advisory Board 1. Secretary	1408		13,584	0	0	0	Reprogrammed
	2. Overhead: Training/Travel/Oth	1408		36,438	0	0	0	

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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)	
	h. Funding for Resident Newspaper	1408		102,913	13,750	13,750	13,750	Completed
	i. Employee Training - Career & Professional Development to Increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs							
	1. Housing Authority-wide employee training (related to conventional housing program)	1408		240,859	48,511	48,511	48,511	Completed
	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
	Grand Fund Total			17,142,582	17,142,581	17,142,582	17,142,582	

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

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CFP - P&E through 9/30/09

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	
CAL 4-04 Rancho San Pedro	16-Sep-05			16-Sep-07		31-Dec-06	
CAL 4-06 William Mead	16-Sep-05		31-Mar-04	16-Sep-07		30-Mar-07	
CAL 4-07 Estrada Courts	16-Sep-05			16-Sep-07		31-Dec-06	
CAL 4-09 Avalon Gardens	16-Sep-05		31-Mar-04	16-Sep-07		30-Mar-07	
CAL 4-10 Gonzague Village	16-Sep-05		31-Mar-04	16-Sep-07		30-Mar-07	
CAL 4-13 Nickerson Gardens	16-Sep-05		31-Dec-03	16-Sep-07		30-Mar-07	
CAL 4-15 Pueblo Extension	16-Sep-05		31-Mar-04	16-Sep-07		30-Sep-07	

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Office of Public and Indian 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 4016 Jordan Downs	16-Sep-05			16-Sep-07		30-Sep-07	
CAL 4-17 Rancho San Pedro Ext.	16-Sep-05		31-Dec-03	16-Sep-07		30-Sep-07	
CAL 4-19 Imperial Courts	16-Sep-05		31-Mar-04	16-Sep-07		30-Sep-07	
CAL 4-20 Estrada Courts Ext.	16-Sep-05			16-Sep-07		30-Sep-07	
CAL 4-21 Mar Vista Gardens	16-Sep-05		31-Mar-04	16-Sep-07		30-Sep-07	
CAL 4-22 San Fernando Gardens	16-Sep-05			16-Sep-07		30-Sep-07	
CAL 4-26 Independent Square	16-Sep-05		31-Mar-04	16-Sep-07		30-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		30-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		30-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		30-Sep-07	
CAL 4224 Nw Pico II (HA Loc. 224)	16-Sep-05			16-Sep-07		30-Sep-07	
CAL 4226 Nw Pico II (HA Loc. 226)	16-Sep-05		30-Jun-04	16-Sep-07		30-Sep-07	

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

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

Office of Public and Indian Housing

HA Name		Comprehensive Grant		FFY of Grant Approval	
Housing Authority of the City of Los Angeles		CA16P004-502-03		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>9/30/09</u> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvements	386,209	6,752	6,752	6,752
4	1410 Administration	386,209	104,657	104,657	104,657
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	200,000	64,837	64,837	64,837
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	173,886	707,084	707,084	707,084
10	1460 Dwelling Structures	1,406,892	1,785,428	1,785,428	1,785,428
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	200,000	222,491	222,491	222,491
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	800,000	970,848	970,848	970,848
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 16)	308,900	0	0	0
20	Amount of Annual Grant (Sum of lines 2-19)	3,862,096	3,862,096	3,862,096	3,862,096
21	Amount of line 20 Related to LBP Activities	107,014			
22	Amount of line 20 Related to Section 504 Compliance	85,611			
23	Amount of line 19 Related to Security	191,139			
24	Amount of line 20 Related to Energy Conservation Measures	107,104			

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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 4013 Nickerson Gardens	Shower Upgrade	1460	To be determined	0	0	0	0	Reprogrammed
CAL 4015 Pueblo del Rio Ext.	Comprehensive Modernization			1,580,778	1,765,077	1,266,320	1,765,077	
	Site Work	1450	23 units	173,886	707,084	156,511	707,084	Work in progress by FAC.
	Metalwork/Carpentry	1460	23 units	189,693	336,487	170,740	336,487	
	Insulation & Roofing	1460	23 units	63,231	59,760	56,913	59,760	
	Doors & Windows	1460	23 units	189,693	139,311	170,740	139,311	
	Lath, Plaster & Stucco	1460	23 units	85,853	129,786	77,275	129,786	
	Ceramic Tile	1460	23 units	63,231	123,723	56,913	123,723	
	Resilient Flooring	1460	23 units	63,231	123,726	56,913	123,726	
	Painting	1460	23 units	79,039	127,956	71,142	127,956	
	Range Hoods/Kitchen Cabinets	1460	23 units	109,019	164,536	98,126	164,536	
	Plumbing & Heating	1460	23 units	272,549	233,216	245,316	233,216	
	Electrical	1460	23 units	291,353	326,576	262,242	326,576	
CAL 4062 1613 E. 41st St.	Paint building exterior	1460	1 Bldg.	0	12,567	12,567	12,567	Added via 2004 budget process. Work completed by FAC.
				0	12,567	12,567	12,567	
CAL 4073				0	7,784	7,784	7,784	

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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)	
1539 E. 57th St.	Paint building exterior	1460	1 Bldg.	0	7,784	7,784	7,784	Added via 2004 budget process. Work in process by FAC.
CAL-4XX	Authority Wide Administrative Costs Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Data Program Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5) Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study): Executive General Services Planning Finance/Budget Human Resources MIS B. Fringe Benefits	1410		239,449	79,175	79,175	79,175	Completed
		1410		92,684	25,482	25,482	25,482	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)	
	C. Other Eligible Admin. Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	1410		54,076	0	0	0	
CAL-4XX	Authority Wide Planning for Crime Prevention through Environmental Design (CPTED) approaches. Initial sites: Nickerson Gardens, Imperial Cts, Jordan Downs, Independent Sq. Additional planning for Comp Mod sites, scattered sites, senior sites, plan review.	1430.2		20,000	0	0	0	Reprogrammed
CAL-4XX	Authority Wide A/E Fund	1430.1		80,000	0	0	0	Reprogrammed
CAL-4XX	Authority Wide CGP Planning Costs	1430.19		0	0	0	0	Reprogrammed
CAL-4XX	Authority Wide Inspection Costs	1430.7		100,000	64,837	64,837	64,837	Completed
CAL-4XX	Authority Wide Relocation Fund	1495.1		800,000	970,848	970,848	970,848	Completed
CAL-4XX	Authority Wide Contingency	1502		308,900	0	0	0	
CAL-4XX	Authority Wide Dwelling and Nondwelling Equipment Costs Stoves, playground equipment, computer learning centers, maintenance vehicles and	1475.2		200,000	222,491	222,491	222,491	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)	
CAL-4XX	construction equipment							
	Authority Wide - Management Improvements	1408		386,209	6,752	6,752	6,752	
	a. Resident Relations Dept. - Coordination of services, programs admin & operations. Provides administrative services including coordination & drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		113,495	6,752	6,752	6,752	Completed
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training & work experience in the safety industry	1408		21,635	0	0	0	Reprogrammed
	c. Resident Leadership Trainin Strives to strengthen leadership skills of resident governing bodies in HACLA Developments. Provides centralized leadership training to 18 resident groups. Assists in overseeing resident policy adopted by the Board of Commissioners, conducts resident elections.	1408		54,549	0	0	0	Reprogrammed

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FFY 2003 CFP - CA16P004-502-03

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<p>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.</p>	1408		23,954	0	0	0	Reprogrammed
	<p>e. Senior Activities Coordinates multi-cultural social, inter-generational, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs at developments. Assists with fund raising and event planning.</p>	1408		8,039	0	0	0	Reprogrammed
	<p>f. Youth Sports Encourages youth participation in vocational, educational, recreational & cultural programs available to youth. Coordinates transportation for events. Develops HACLA sports leagues & tournaments. Design and implementation of programs to deter youth from gangs & drugs. Promote youth involvement in positive activities. (Cont'd)</p>	1408		32,388	0	0	0	Reprogrammed

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

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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)	
	Youth Sports - Continued Coordinates efforts of resident Youth Councils including fundraising and event planning.							
	g. Resident Advisory Board							
	1. Secretary	1408		0	0	0	0	Reprogrammed
	2. Overhead: Training/Travel/Oth	1408		9,272	0	0	0	Reprogrammed
	h. Funding for Resident Newspaper	1408		23,181	0	0	0	Reprogrammed
	i. Employee Training - Career & Professional Development to Increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs							
	1. Housing Authority-wide employee training (related to conventional housing program)	1408		54,253	0	0	0	Reprogrammed
	2. Safety Training	1408		9,207	0	0	0	Reprogrammed
	3. Training for HAPD	1408		7,727	0	0	0	
	4. Training for Mod.	1408		1,711	0	0	0	
	j. Resident Training for Sect. 3 Opportunities	1408		26,798	0	0	0	Reprogrammed
	Grand Fund Total			3,862,096	3,862,096	3,862,096	3,862,096	

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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 4-13 Nickerson Gardens	12-Feb-06		31-Dec-04	12-Feb-08		30-Jun-05	
CAL 4-15 Pueblo del Rio Extension	12-Feb-06		31-Mar-04	12-Feb-08		30-Jun-05	
CAL 4062 1613 E. 41st St.	12-Feb-06		31-Mar-04	12-Feb-08		30-Jun-05	
CAL 4073 1539 E. 57th St.	12-Feb-06		31-Mar-04	12-Feb-08		30-Jun-05	

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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 9/30/09 _____ <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	1,655,800	1,655,800	1,655,800
4	1410 Administration	2,083,483	1,908,848	1,908,848	1,908,848
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	529,001	505,246	505,246	505,246
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,210,732	1,162,616	1,162,616	1,162,616
10	1460 Dwelling Structures	12,374,343	12,850,883	12,850,883	12,850,883
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	740,227	740,227	740,227
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)	20,834,832	20,834,832	20,834,832	20,834,832
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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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide - Management Improvements	1408		2,180,867	1,655,800	1,655,800	1,655,800	Completed
	a. Resident Relations Dept. - Coordination of services, programs admin & operations. Provides administrative services including coordination & drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		361,574	642,698	642,698	642,698	
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training & work experience in the safety industry	1408		0	127,951	127,951	127,951	
	c. Resident Leadership Training Strives to strengthen leadership skills of resident governing bodies in HACLA Developments. Provides centralized leadership training to 18 resident groups. Assists in overseeing resident policy adopted by the Board of Commissioners, conducts resident elections.	1408		0	988	988	988	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)	
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		1,097,402	378,637	378,637	378,637	Completed
	e. Senior Activities Coordinates multi-cultural social, inter-generational, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs at developments. Assists with fund raising and event planning.	1408		0	4	4	4	Completed
	f. Youth Sports Encourages youth participation in vocational, educational, recreational & cultural programs available to youth. Coordinates transportation for events. Develops HACLA sports leagues & tournaments. Design and implementation of programs to deter youth from gangs & drugs. Promote youth involvement in	1408		311,841	313,248	313,248	313,248	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)	
	positive activities. (Cont'd)							
	Youth Sports - Continued Coordinates efforts of resident Youth Councils including fundraising and event planning.							
	g. Funding for Resident Newspaper	1408		71,050	5,488	5,488	5,488	Completed
	h. Employee Training - Career & Professional Development to Increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs							
	1. Housing Authority-wide employee training (related to conventional housing program)	1408		245,100	143,535	143,535	143,535	Completed
	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	
	i. Resident Training for Sect. 3 Opportunities							
		1408		90,000	43,251	43,251	43,251	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)	
CAL-4XX	Authority Wide	1410		2,083,483	1,908,848	1,908,848	1,908,848	
	Administrative Costs							
	A. Salaries:	1410		1,291,759	1,396,763	1,396,763	1,396,763	Completed
	Mod. Director							
	Asst. Director Const.							
	Asst. Director Plan/Sup.							
	Project Manager (9)							
	Administrative Analyst							
	Environmental Coord.							
	Contract Admin.							
	Res. Dev. Program Coord.							
	Data Program Analyst							
	Admin. Assistant (3)							
	Secretary (1)							
	Management Clerk (5)							
	B. Fringe Benefits	1410		500,036	243,822	243,822	243,822	Completed
	C. Other Eligible Admin.	1410		291,688	268,263	268,263	268,263	Completed
	Costs: long-term lease of office space, publications, travel, printing, advertising, sundry							

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide Fees and Costs	1430		529,001	505,246	505,246	505,246	
	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.			125,000	211,241	211,241	211,241	Completed
CAL-4XX	Authority Wide A/E Fund	1430		300,000	85,273	85,273	85,273	Completed
CAL-4XX	Authority Wide Inspection Costs	1430		104,001	208,731	208,731	208,731	Completed
CAL-4XX	Authority Wide Site Improvement	1450		1,210,732	1,162,616	1,162,616	1,162,616	
CAL 4003 Pueblo del Rio	Paving and Asphalt repair	1450	As needed.	35,630	35,630	35,630	35,630	Work completed by FAC.
CAL 4006 William Mead	Replace site water lines. Part of Scope of Work for Soil Remediation	1450	16 Bldgs.	315,000	0	0	0	Moved under full fungibility. Work is part of contaminated soil remediation project. Will be done 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)	
CAL 4006 William Mead	Replace Basketball Ct	1450	1	42,053	96,531	96,531	96,531	Work completed by contractor.
CAL 4006 William Mead	Emergency Landscaping to mitigate hazards from contaminated soil. Required by Cal. DTSC.	1450		29,000	3,799	3,799	3,799	Work done by FAC.
CAL 4007 Estrada Courts	Paving and Asphalt repair	1450	As needed	5,900	5,900	5,900	5,900	Work completed by FAC.
Rancho San Pedro Ext.	Enhancements to building facades & landscaping on Harbor Blvd	1450	4 Bldgs	61,450	260,941	260,941	260,941	WIP by FAC.
CAL 4019 Imperial Courts	Remove Trailer	1450	1 Unit	0	95,120	95,120	95,120	Added via '04 budget process. Work completed by outside contractor.
Estrada Courts Ext.	Site Work	1450	50 units	272,250	118,179	118,179	118,179	Work in Process.

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
San Fernan Gardens	Site Work	1450	66 units	449,449	507,974	507,974	507,974	Completed
San Fernando Gardens	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.
CAL 4060 2927 Partridge Ave.	Asphalt Paving	1450	1	0	1,368	1,368	1,368	Added via 2004 budget process. Work completed by FAC.
CAL 4064 11442 Emilita St.	Asphalt Paving	1450	1	0	4,461	4,461	4,461	Added via 2004 budget process. Work completed by FAC.
CAL 4067 5737 Klump	Asphalt Paving	1450	1	0	4,245	4,245	4,245	Added via 2004 budget process. Work completed by FAC.
CAL 4143 4331 Honduras St.	Asphalt Paving	1450	1	0	2,168	2,168	2,168	Added via 2004 budget process. Work completed by FAC.

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4181 744 No. Tularosa Dr.	Asphalt Paving	1450	1	0	1,191	1,191	1,191	Added via 2004 budget process. Work completed by FAC.
CAL -4XX	Agency Wide Union Trust Fees	1450	1	0	246	246	246	
CAL-4XX	Authority Wide Dwelling Structures	1460		12,328,343	12,850,883	12,850,883	12,850,883	
CAL 4001 Ramona Gardens	Emergency In place management of lead poisoning hazards - repaint bldg eves.	1460	100%	33,635	35,337	35,337	35,337	Work completed by Force Account Construction (FAC).
CAL 4004 Rancho San Pedro	Replace windows, install window bars & security screen doors	1460	3 Units	20,192	149,346	149,346	149,346	Remainder of work in in other grants. Pending completion.
Estrada Courts	Emergency Upgrade Interior Electric	1460	30 Bldgs.	392,846	350,310	350,310	350,310	Work completed by FAC.

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Estrada Courts	Emergency Fire Job, Unit #214	1460	1 unit	24,834	24,842	24,842	24,842	Work completed by FAC.
CAL 4010 Gonzague Village	Install Roof Vents	1460	As Needed	0	12,574	12,574	12,574	Added under full fungibility. Work completed by FAC.
CAL 4013 Nickerson Gardens	Roof Replacement Phase III	1460	55 Bldgs	1,249,200	1,532,286	1,532,286	1,532,286	Work completed by contractor.
	Bathroom Upgrades - install tub liners & repair water damage	1460	As Needed	765,895	10,108	10,108	10,108	Work done by FAC. Job funded in later grants.
	Emergency Fire Job, Unit #4	1460	1 unit	0	74,266	74,266	74,266	Emergency Item added. Work completed by FAC.
CAL 4015 Pueblo del Rio Ext.	Comprehensive Modernization Asbestos Abatement	1460	As Needed	98,311	15,845	15,845	15,845	Work in conjunction Comp Mod by contractor.

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4016 Jordan Downs	Roof Replacement	1460	35 Bldgs	685,000	747,574	747,574	747,574	Work completed by contractor.
	Emergency Fire Repairs - Unit 560	1460	1 Unit	20,069	20,069	20,069	20,069	Work completed by FAC.
CAL 4017 Rancho San Pedro Ext.	Install Security Windows and Doors	1460		700,000	1,112,172	1,112,172	1,112,172	Work in Process (WIP) by FAC.
Imperial Courts	Roof Replacement Phase I	1460	43 Bldgs	900,000	919,974	919,974	919,974	Completed.
Imperial Courts	Repair and waterproof end walls of buildings	1460	As Needed	10,000	9,922	9,922	9,922	Completed.

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Imperial Courts	Refinish/Repaint Rusting Security Screen doors	1460	As Needed	124,062	125,034	125,034	125,034	Work completed by FAC.
Imperial Courts	Construct Childcare Center	1460	1	82,050	4,207	4,207	4,207	Funding covers budget above City grant of \$668K. WIP performed by an outside contractor.
CAL 4020 Estrada	Comprehensive Modernization Dwelling Improvements	1460	50 units	206,112	129,241	129,241	129,241	Work performed by
	Asbestos Abatement	1460	As Needed	0	24,131	24,131	24,131	Added via full fungibility. Work completed by outside contractor.
	Roof Replacement	1460	12 bldgs.	350,000	175,120	175,120	175,120	Work completed by an outside contractor.
	Roof Replacement	1460	4 bldgs.	125,000	0	0	0	Reprogrammed.
	Emergency Fire Job, Unit #389	1460	1 unit	0	16,438	16,438	16,438	Emergency item added. Work completed by FAC.

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4022 San Gardens	Comprehensive Modernization Dwelling Improvements	1460	66 units	3,014,532	2,851,809	2,851,809	2,851,809	Work performed by FAC.
SFG	Asbestos Abatement related to Comprehensive Modernization	1460	66 units	68,487	7,236	7,236	7,236	WIP by contractor.
SFG	Roof Replacement	1460	9 bldgs.	280,000	68,860	68,860	68,860	Work Completed by an outside contractor.
CAL 4026 Independ. Square	Install Fire Doors	1460	1	0	79,151	79,151	79,151	Added via full fungibility. Completed by an outside contractor.
CAL 4028 609 California Apartments	Emergency Install Call-for-Aide System	1460	1	25,000	44,650	44,650	44,650	Work completed by outside contractor.
CAL 4046 Simpson- Saticoy	Emergency Install Call-for-Aide System	1460	1	0	35,000	35,000	35,000	Added via full fungibility. Completed by FAC.

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 4226 Nw Pico II (HA Loc. 226)	Emergency Fire Job, Unit #207	1460	1	0	63,241	63,241	63,241	Work completed by FAC.
CAL-4XX	Authority Wide Dwelling and Nondwelling Equipment Costs Stoves, playground equipment, computer learning centers, maintenance vehicles and construction equipment	1475.2		1,027,788	740,227	740,227	740,227	Completed
CAL-4XX	Authority Wide Relocation Fund	1495.1		1,138,858	2,011,213	2,011,213	2,011,213	Completed
CAL-4XX	Authority Wide Contingency	1502		335,760	0	0	0	Reprogrammed

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Grand Fund Total			<u>20,834,832</u>	<u>20,834,832</u>	<u>20,834,832</u>	<u>20,834,832</u>	

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FFY 2002 CFP - CA16P004-501-02

CFP - P&E through 9/30/09

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

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

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

FFY 2002 CFP - CA16P004-501-02

CFP - P&E through 9/30/09

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	

**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

FFY 2002 CFP - CA16P004-501-02

CFP - P&E through 9/30/09

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 4064 11442 Emilita St.	30-Mar-04		30-Mar-04	30-Jun-04		30-Jun-04	
CAL 4067 5737 Klump	30-Mar-04		30-Mar-04	30-Jun-04		30-Jun-04	
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 checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 9-30-09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvements Soft Costs	2,412,310	2,332,788	2,332,788	2,332,788
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	2,283,856	2,018,914	2,018,914	2,018,914
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	825,551	996,775	996,775	996,775
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,578,543	2,043,742	2,043,742	2,043,742
10	1460 Dwelling Structures	12,536,316	12,225,703	12,225,703	12,225,703
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	15,500	19,095	19,095	19,095
13	1475 Nondwelling Equipment	938,232	953,290	953,290	953,290
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	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)	22,838,561	22,838,561	22,838,561	22,838,561
	Amount of line 20 Related to LBP Activities	440,000			
	Amount of line 20 Related to Section 504 Compliance	251,801			
	Amount of line 20 Related to Security - Soft Costs	0			
	Amount of line 20 Related to Security - Hard Costs	1,413,000			
	Amount of line 20 Related to Energy Conservation Measures	708,300			

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)**

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

**CFP - P&E through
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Part II: Supporting Pages

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	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised	Funds Obligated	Funds Expended	
CAL 4006								
William Mead	Install electrical & fencing for computer learning trailer Site Work	1470	1	15,500	19,095	19,095	19,095	Completed.
		1450			628	628	628	
CAL 4015								
Pueblo del Rio Ext.	Comprehensive Modernization Site Work	1450	45 units	475,948	803,016	803,016	803,016	Work on this phase of Comp Mod Complete.
	Dwelling Improvements	1460	45 units	3,850,852	3,670,673	3,670,673	3,670,673	
CAL 4015	Playground Refurbishment	1450	1	3,989	3,989	3,989	3,989	Complete - FAC
CAL 4020								
Estrada Courts Ext.	Comprehensive Modernization Site Work	1450	50 units	486,260	388,225	388,225	388,225	Work on this phase of Comp Mod complete.
	Dwelling Improvements	1460	50 units	3,934,283	4,120,837	4,120,837	4,120,837	
CAL 4022								
San Fernando C	Comprehensive Modernization Site Work	1450	66 units	574,346	817,291	817,291	817,291	Work on this phase of Comp Mod complete.
	Dwelling Improvements	1460	66 units	4,646,981	4,372,777	4,372,777	4,372,777	

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Comprehensive Grant Program (CGP)**

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

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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: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised	Funds Obligated	Funds Expended	
CAL 4088 354 E, 105th St (HA Loc. 495)	Replace utility room doors	1460	2 Units	2,500	0	0	0	Reprogrammed.
CAL 4143 4331 Honduras (HA Loc. 486)	Install access ramp unt B Sect. 504 accommodation	1460	1 Unit	1,700	0	0	0	Moved under full fungibility.
CAL 4224 Nw Pico I (HA Loc. 224)	Emergency Repairs to wooden decks	1460	8 Bldgs	25,000	12,363	12,363	12,363	Work completed by FAC.
	Other Work Install Security Screen Doors	1460	124 Unts	75,000	49,053	49,053	49,053	Work completed by outside contractor.
CAL 4226 Nw Pico II (HA Loc. 226)	Implement Traffic Circulation Plan	1450		38,000	30,593	30,593	30,593	Work completed by FAC.

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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: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised	Funds Obligated	Funds Expended	
CAL-4XX	Authority Wide Administrative Costs Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Data Program Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)	1410		1,415,534	1,117,646	1,117,646	1,117,646	Completed
	Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study) Executive General Services Planning Finance/Budget Human Resources MIS	1410						

**Annual Statement/Performance and Evaluation Report
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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: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised	Funds Obligated	Funds Expended	
	B. Fringe Benefits	1410		548,354	280,082	280,082	280,082	Completed
	C. Other Eligible Admin. Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	1410		319,968	621,186	621,186	621,186	Completed
CAL-4XX	Authority Wide Planning for Crime Prevention through Environmental Design (CPTED) approaches. Initial sites : Nickerson Gardens, Imperial Cts., Jordan Downs, Independent Square. Additional planning for Comp Mod sites, scattered sites, senior sites, plan review.	1430.2		0	302,640	302,640	302,640	Added under full fungibility.
CAL-4XX	Authority Wide A/E Fund	1430.1		325,551	324,618	324,618	324,618	Completed
CAL-4XX	Authority Wide Inspection Costs	1430.7		500,000	369,518	369,518	369,518	Completed
CAL-4XX	Authority Wide Relocation Fund	1495.1		2,248,253	2,248,253	2,248,253	2,248,253 0	Completed

**Annual Statement/Performance and Evaluation Report
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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: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised	Funds Obligated	Funds Expended	
CAL-4XX	Authority Wide Contingency	1502		0	0	0	0	
CAL-4XX	Authority Wide Dwelling and Nondwelling Equipment Costs Stoves, playground equipment, computer learning centers, maintenance vehicles and construction equipment	1475.2		938,232	953,290	953,290	953,290	Completed
CAL-4XX	Authority Wide - Management Improvements a. Resident Relations Dept. - Coordination of services, programs admin & operations. Provides administrative services including coordination & drafting of grant applications, grant management, contract development, special projects, and acts as Board of Commissioners liaison.	1408		307,201	348,389	348,389	348,389	Completed
	b. Resident Patrol Conducts a voluntary resident safety program providing residents with training & work experience in the safety industry	1408		17,711	17,711	17,711	17,711	Completed

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)**

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

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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: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised	Funds Obligated	Funds Expended	
	c. Resident Leadership Training Strives to strengthen leadership skills of resident governing bodies in HACLA Developments. Provides centralized leadership training to 18 resident groups. Assists in overseeing resident policy adopted by the Board of Commissioners, conducts resident elections.	1408		33,348	33,385	33,385	33,385	Completed
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		1,117,607	1,014,966	1,014,966	1,014,966	Completed

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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	Funds Obligated	Funds Expended	
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				
	e. Senior Activities	Coordinates multi-cultural social, inter-generational, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs at developments. Assists with fund raising and event planning.	1408		0		0	0	Moved under full fungibility
	f. Youth Sports	Encourages youth participation in vocational, educational, recreational & cultural programs available to youth. Coordinates transportation for events. Develops HACLA sports leagues & tournaments. Design and implementation of programs to deter youth from gangs & drugs. Promote youth involvement in positive activities. (Cont'd)	1408		408,872	364,812	364,812	364,812	Completed
	Youth Sports - Continued	Coordinates efforts of resident Youth Councils including fundraising and event planning.							

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)**

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

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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: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised	Funds Obligated	Funds Expended	
	g. Resident Advisory Board (RAB)							
	1. RAB Secretary	1408		0	0	0	0	Reprogrammed
	2. Overhead: Training/Travel/Oth	1408		0	0	0	0	Reprogrammed
	h. Computer Learning Centers	1408		57,728	57,728	57,728	57,728	Added under full fungibility. Complete
	Salaries & operating costs for CLCs. CLCs provide access to computer training, tutorials, job placement.							
	i. Family Investment Cntr	1408		10,889	10,889	10,889	10,889	Added under full fungibility. Complete
	Salaries & operating costs for job training & placement program.							
	j. Language Services	1408		184,953	184,953	184,953	184,953	Added under full fungibility. Complete
	Salaries & operating costs for provision of interpretation & translations services.							
	k. Funding for Resident Newspaper	1408		46,311	14,631	14,631	14,631	Added under full fungibilit

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)**

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

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Part II: Supporting Pages

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	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised	Funds Obligated	Funds Expended	
	I. Employee Training - Career & Professional Development- Increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. Needs							
	1. Housing Authority-wide employee training (related to conventional housing program)	1408		167,890	230,188	230,188	230,188	Completed
	2. Safety Training	1408		2,872	2,872	2,872	2,872	Completed
	3. Training for HAPD	1408		0				Reprogrammed
	4. Training for Mod.	1408		0				Reprogrammed
	m. Resident Training for Sect. 3 Opportunities	1408		56,928	52,265	52,265	52,265	Completed
	Grant Fund Total			22,838,561	22,838,561	22,838,561	22,838,561	

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

CFP - P&E through 9/30/09

**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)	
CAL 4006 William Mead	31-Mar-03		31-Mar-02	30-Sep-04		30-Jun-04	
CAL 4015 Pueblo Extension	31-Mar-03		31-Mar-02	30-Sep-04		30-Jun-04	
CAL 4020 Estrada Courts Ext.	31-Mar-03		31-Mar-02	30-Sep-04		30-Jun-04	
CAL 4022 San Fernando Gardens	31-Mar-03		31-Mar-02	30-Sep-04		30-Jun-04	
CAL 4088 354 E 105th St	31-Mar-03		31-Mar-02	30-Sep-04		30-Jun-04	
CAL 4143 4331 Honduras	31-Mar-03		31-Mar-02	30-Sep-04		30-Jun-04	
CAL 4224 New Pico I	31-Mar-03		31-Mar-02	30-Sep-04		30-Jun-04	
CAL 4226 New Pico II	31-Mar-03		31-Mar-02	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 Period Ending 9/30/09 <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			

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9/30/09**

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-4001 Ramona Gardens	Repair Walkways/Gutters	1450	As needed	4,748,382 12,684	4,713,787 12,684	4,713,787 12,684	4,713,787 12,684	Completed - Kumbaya (Force Account)
	Repair Concrete Parking Lots	1450	As needed	0	15,215	15,215	15,215	Completed - Central Shops
	Repair Concrete Parking Lots	1460	As needed	17,749	2,534	2,534	2,534	Completed - Kumbaya (FA)
	Emergency Electrical Upgrade	1460	100%	4,700,000	4,665,405	4,665,405	4,665,405	Completed - Kumbaya (FA)
	Retaining Walls	1460	100%	14,843	14,843	14,843	14,843	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	3,106	3,106	3,106	3,106	Completed - Kumbaya (FA)
Cal 4003 Pueblo Del Rio	Emergency Fire Job - Unit #356	1460	1	53,534 53,534	53,534 53,534	53,534 53,534	53,534 53,534	Completed - Kumbaya (FA)
CAL 4004 Rancho San Pedro	Emergency 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)
Cal 4005 Aliso Village	Emergency Lead-based paint (LBP) In-Place Management & exterior painting of management building	1470	100%	68,101 68,101	68,101 68,101	68,101 68,101	68,101 68,101	Completed - Kumbaya (FA)

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

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

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

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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	Emergency Fire Job - Unit #89	1460	1	701,247	537,029	537,029	537,029	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
CAL 4017 Rancho San Pedro	Playground Refurbishment	1450	1	201,992	173,324	173,324	173,324	Completed - Kumbaya (FA)
	Streetscape Enhancement	1450	1	200,000	171,332	171,332	171,332	Completed - Kumbaya (FA). Other portions of job in later grants.
CAL 4019 Imperial Courts	Replace Chain Link Fence	1450	1	266,821	266,851	266,851	266,851	Completed - Kumbaya (FA)
	Playground Refurbishment	1450	1	63,068	63,068	63,068	63,068	Completed - Kumbaya (FA)
	Install Retaining Wall	1460	1	75,411	75,411	75,411	75,411	Completed - Kumbaya (FA)
	Baseball Field Installation	1450	1	53,335	53,365	53,365	53,365	Completed - Kumbaya (FA)
	Pruning & removal of trees	1450	As Needed	24,880	24,880	24,880	24,880	Completed - Kumbaya (FA)
	Emergency Fire Job - Unit #346 & 466	1460	2 Units	39,686	39,686	39,686	39,686	Completed - Kumbaya (FA)

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

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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 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) Added under full fungibility.
	Upgrade Plumbing & Install showers	1460	1 Bldg.	0	158,468	158,468	158,468	
	Install Fire Doors	1460		538,576	561,323	561,323	561,323	Completed - Outside Contract
CAL 4028 609 California	Emergency Termite Fumigation	1460	1 Bldg.	85,111 14,900	85,111 14,900	85,111 14,900	85,111 14,900	Completed
	Roofing	1460	1 Bldg.	65,761	65,761	65,761	65,761	Completed
	Pruning & Tree Removal	1450	As Needed	4,450	4,450	4,450	4,450	Completed - Kumbaya (FA)
CAL 4029 Gibson Manor	Non-Routine Maintenance Replace damaged concrete	1450	As needed	80,982 3,757	80,982 3,757	80,982 3,757	80,982 3,757	Completed - Kumbaya (FA)
HACLA 429	Re-roofing	1460	1 Bldg.	77,225	77,225	77,225	77,225	Completed

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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 4048 Yosemite Apts HACLA 448	Non-Routine Maintenance Mildew abatement	1460	1	27,164 24,764	27,164 24,764	27,164 24,764	27,164 24,764	Completed
	Landscape/Shrubs	1450	As Needed	2,400	2,400	2,400	2,400	Completed by Kumbaya (FA)
CAL 4060 Partridge Street HACLA 460	Non-Routine Maintenance Landscape/Shrubs	1450	1	3,527 3,527	3,527 3,527	3,527 3,527	3,527 3,527	Completed - Kumbaya (FA)
CAL 4063 11218 Emelita St. HACLA 462	Non-Routine Maintenance Replacement of Fencing	1460	1	5,037 1,037	3,299 1,037	3,299 1,037	3,299 1,037	Completed - Kumbaya (FA)
	Security Lighting	1460	1	4,000	2,262	2,262	2,262	Completed - Kumbaya (FA)
CAL 4144 3206 Naomi HACLA 487	Non-Routine Maintenance Replace Fencing	1460	1	25,056 25,056	25,056 25,056	25,056 25,056	25,056 25,056	Completed - Kumbaya (FA)
CAL 4039 1100 E 112th Street HACLA 489	Non-Routine Maintenance Replace Fencing	1460	1	3,250 3,250	3,250 3,250	3,250 3,250	3,250 3,250	Completed - Kumbaya (FA)

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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 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)
CAL-4XX CAL-4XX	PHA-Wide Construction Items Authority Wide Administrative Costs Mod. Director Asst. Director Const. Asst. Director Plan/Sup. Project Manager (9) Administrative Analyst Environmental Coord. Contract Admin. Res. Dev. Program Coord. Data Program Analyst Admin. Assistant (3) Secretary (1) Management Clerk (5)	1410		1,473,280	1,473,280	1,473,280	1,473,280	Complete

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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)	
	Allocation of Direct Costs for the following support/Admin. Depts. (Based on time-allocation study): Executive General Services Planning Finance/Budget Human Resources MIS	1410						
	B. Fringe Benefits	1410		570,560	570,560	570,560	570,560	Complete
	C. Other Eligible Admin. Costs: long-term lease of office space, publications, travel, printing, advertising, sundry	1410		332,820	332,820	332,820	332,820	Complete
CAL-4XX	Authority Wide A/E Fund	1430.1		879,000	910,211	910,211	910,211	Completed.
CAL-4XX	Authority Wide CGP Planning Costs	1430.19		1,540	2,364	2,364	2,364	Completed.

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
			Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL-4XX	Authority Wide Environmental Consulting Costs:	1430.2		934,802	772,756	772,756	772,756	Completed.
CAL-4XX	Authority Wide Inspection Costs	1430.7		397,000	541,857	541,857	541,857	Completed.
CAL-4XX	Authority Wide Dwelling and Nondwelling Equipment Costs Maintenance Equipment	1475		67,611	67,611	67,611	67,611	Complete.
CAL-4XX	Authority Wide Relocation Fund	1495.1		2,828,887	2,828,887	2,828,887	2,828,887	Complete.
CAL-4XX	Authority Wide Contingency	1502		0	0	0	0	
CAL-4XX	Authority Wide Rehab for scattered sites	1460	As needed	0	0	0	0	Reprogrammed.
CAL-4XX	Authority Wide Emergency concrete work	1460	As needed	0	0	0	0	Reprogrammed.
CAL-4XX	Authority Wide Playground Refurb and landscaping	1450	As needed	0	0	0	0	Costs shown in specific locations.

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

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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)	
	c. Resident Leadership Training Strives to strengthen resident leadership skills of resident government bodies in HACLA developments. Provides centralized leadership training to 18 resident organizations, implements the resident policy adopted by the Board of Commissioners, conducts resident elections	1408		211,909	211,909	211,909	211,909	Complete.
	d. Resident Community Liaison Provides a formal vehicle for dialogue, consulting, planning, organizing and developing cooperation between residents of public housing for the purpose of advising the Board of Commissioners, Executive Director and management staff.	1408		547,992	589,639	589,639	589,639	Complete.

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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)	
	e. Senior Activities Coordinates multi-cultural social, inter- generation, health related, and educational events for seniors who reside in public housing. Establishes and facilitates senior clubs throughout the developments. Assist Senior clubs with fundraising, organization and event planning.	1408		26,819	26,819	26,819	26,819	Completed
	f. Youth Sports Encourages youth participating in vocational, educational, recreational and cultural programs available to youth. Coordinates transportation for events. Develop Housing Authority sports leagues and tournaments. Design and implement programs to deter youth gang and criminal activity and promote youth involvement in positive activities. Coordinates efforts of resident Youth Councils including fundraising and event planning.	1408		93,319	93,319	93,319	93,319	Complete.
	g. HARAC	1408		0	0	0	0	Reprogrammed

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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)	
	h. Jobs Plus	1408		43,339	43,339	43,339	43,339	Completed.
	i. Computer Learning Center	1408		92,521	92,521	92,521	92,521	Complete.
	j. Subscription to HTVN	1408		8,055	8,055	8,055	8,055	Complete.
	k. Employee Training - Career & Professional Development To increase capacity to manage & to sustain long-term viability of mod. work & to address identified mgmt. needs	1408		178,623	178,782	178,782	178,782	Complete.
	l. Resident Training for Sect. 3 opportunities.	1408		61,064	62,264	62,264	62,264	Complete.
	m. Resident & community Services. Provides resident youth with tutorial services, and other gang prevention programs conducted during after school hours. Activities are offered at 3 developments servicing 82 children ages 7 to 13 years.	1408		223,845	223,999	223,999	223,999	Complete.
	Grand Fund Total			<u>23,766,600</u>	<u>23,766,601</u>	<u>23,766,601</u>	<u>23,766,601</u>	

**Annual Statement/Performance and Evaluation Report 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)

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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	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		31-Dec-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	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 9/30/09

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)		
Nickerson Gardens								
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 9/30/09

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	

Attachment 4

Capital Fund Program Replacement Housing Factor

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-09	Federal FY of Grant: 2009
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **9/30/09**
 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	973,081		0	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	973,081		0	
	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: CA16R004-501-09				Federal FY of Grant: 2009		
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, 501-08, 502-08 Grant funding will be accumulated for the potential redevelopment of existing Public Housing Development sites.	1499		973,081		0		
	GRAND TOTAL			973,081		0		

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-502-09	Federal FY of Grant: 2009
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Original Annual Statement
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 Performance and Evaluation Report for Period Ending: 9/30/09
 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	1,004,646		0	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	1,004,646		0	
	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: CA16R004-502-09				Federal FY of Grant: 2009		
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		1,004,646				
	GRAND TOTAL			1,004,646				

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-08	Federal FY of Grant: 2008
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Original Annual Statement
 Reserve for Disasters/ Emergencies
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 Performance and Evaluation Report for Period Ending: 9/30/09
 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		0	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	887,823		0	
	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: 2008		
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		0		
	GRAND TOTAL			887,823		0		

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-502-08	Federal FY of Grant: 2008
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Original Annual Statement
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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		0	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	1,112,408		0	
	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: 2008		
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				
	GRAND TOTAL			1,112,408				

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-07	Federal FY of Grant: 2007
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **09/30/09**
 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...)	871,635		0	0
	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: 2007		
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	
	GRAND TOTAL			871,635		0	0	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-502-07	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/09 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...)	1,766,778		0	0
	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: 2007		
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	
	GRAND TOTAL			<u>1,766,778</u>		<u>0</u>	<u>0</u>	

Annual Statement/Performance and Evaluation Report

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

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: 2006
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Original Annual Statement
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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...)	<u>944,803</u>		<u>0</u>	<u>0</u>
	Amount of line __ Related to LBP Activities				
	Amount of line __ Related to Section 504 compliance				
	Amount of line __ Related to Security –Soft Costs				
	Amount of Line __ related to Security-- Hard Costs				
	Amount of line __ Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-06				Federal FY of Grant: 2006		
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	
	GRAND TOTAL			944,803		0	0	

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-502-06	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Disasters/ Emergencies
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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...)	<u>1,803,738</u>		<u>0</u>	<u>0</u>
	Amount of line __ Related to LBP Activities				
	Amount of line __ Related to Section 504 compliance				
	Amount of line __ Related to Security –Soft Costs				
	Amount of Line __ related to Security-- Hard Costs				
	Amount of line __ Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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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: 2006		
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	
GRAND TOTAL				1,803,738		0	0	

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-05	Federal FY of Grant: 2005
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Original Annual Statement
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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
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<u>2,324,792</u>			<u>0</u>
	Amount of line __ Related to LBP Activities				
	Amount of line __ Related to Section 504 compliance				
	Amount of line __ Related to Security –Soft Costs				
	Amount of Line __ related to Security-- Hard Costs				
	Amount of line __ Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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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: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed finance redevelopment 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	
	GRAND TOTAL			2,324,792			0	

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-502-05	Federal FY of Grant: 2005
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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		688,217	149,036
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	<u>688,217</u>		<u>688,217</u>	<u>149,036</u>
	Amount of line __ Related to LBP Activities				
	Amount of line __ Related to Section 504 compliance				
	Amount of line __ Related to Security –Soft Costs				
	Amount of Line __ related to Security-- Hard Costs				
	Amount of line __ Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-502-05				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed-finance 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		58,819	0	
	GRAND TOTAL			688,217		688,217	149,036	

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-04	Federal FY of Grant: 2004
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		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		1,188,525	1,188,525
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	1,188,525		1,188,525	1,188,525
	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				

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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: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
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		249,186	249,186	

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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: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed finance redevelopment 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		939,339	939,339	
	GRAND TOTAL			<u>1,188,525</u>		<u>1,188,525</u>	<u>1,188,525</u>	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-502-04	Federal FY of Grant: 2004
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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	1,212,256
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	1,177,928		1,777,928	1,212,256
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450204				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
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 87th 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	1,212,256	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R00450204				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Mixed-finance 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	
GRAND TOTAL				<u>1,777,928</u>		<u>1,777,928</u>	<u>1,212,256</u>	

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-03	Federal FY of Grant: 2003
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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: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
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	
	GRAND TOTAL			1,026,265		1,265,026	1,010,625	

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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: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Dana Strand Phase II, Mixed-Finance Redevelopment	December 17, 2007		January 31, 2006	December 17, 2009			

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-502-03	Federal FY of Grant: 2003
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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				

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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: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
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 87th 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	
GRAND TOTAL				<u>1,209,795</u>		<u>1,209,795</u>	<u>1,209,795</u>	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-02	Federal FY of Grant: 2002
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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	2,437,748
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	2,717,676		2,717,676	2,437,748
	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				

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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: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Dana Strand Phase II, Mixed-Finance Redevelopment	<p>Replacement Reserve Funds from Replacement Housing Factor for FFY 2002.</p> <p>Modified and Revised RHF Plan submitted to local HUD office on April 4, 2006 and APPROVED on April 12, 2006</p> <p>Plan calls for use of these funds, in conjunction with RHF grants CA16R004-501-01 and CA16R004-501-03, for the mixed-finance redevelopment of Dana Strand Phase II. RHF funds of \$5,039,337 will be combined with Public Housing Development Grant funds of \$1,690,421 and Low-Income Housing Tax Credits, HUD Section 202 grant funds and conventional loans for the mixed-finance redevelopment of Dana Strand Phase II.</p>	1490		2,717,676		2,717,676	2,437,748	
	GRAND TOTAL			2,717,676		2,717,676	2,437,748	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-01	Federal FY of Grant: 2001
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		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	2,246,059
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	2,246,059
	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				

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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: Replacement Housing Factor Grant No: CA16R004-501-01				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Dana Strand 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	

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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: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
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	997,319	
	GRAND TOTAL			<u>2,292,715</u>		<u>2,292,715</u>	<u>2,246,059</u>	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R004-501-00	Federal FY of Grant: 2000
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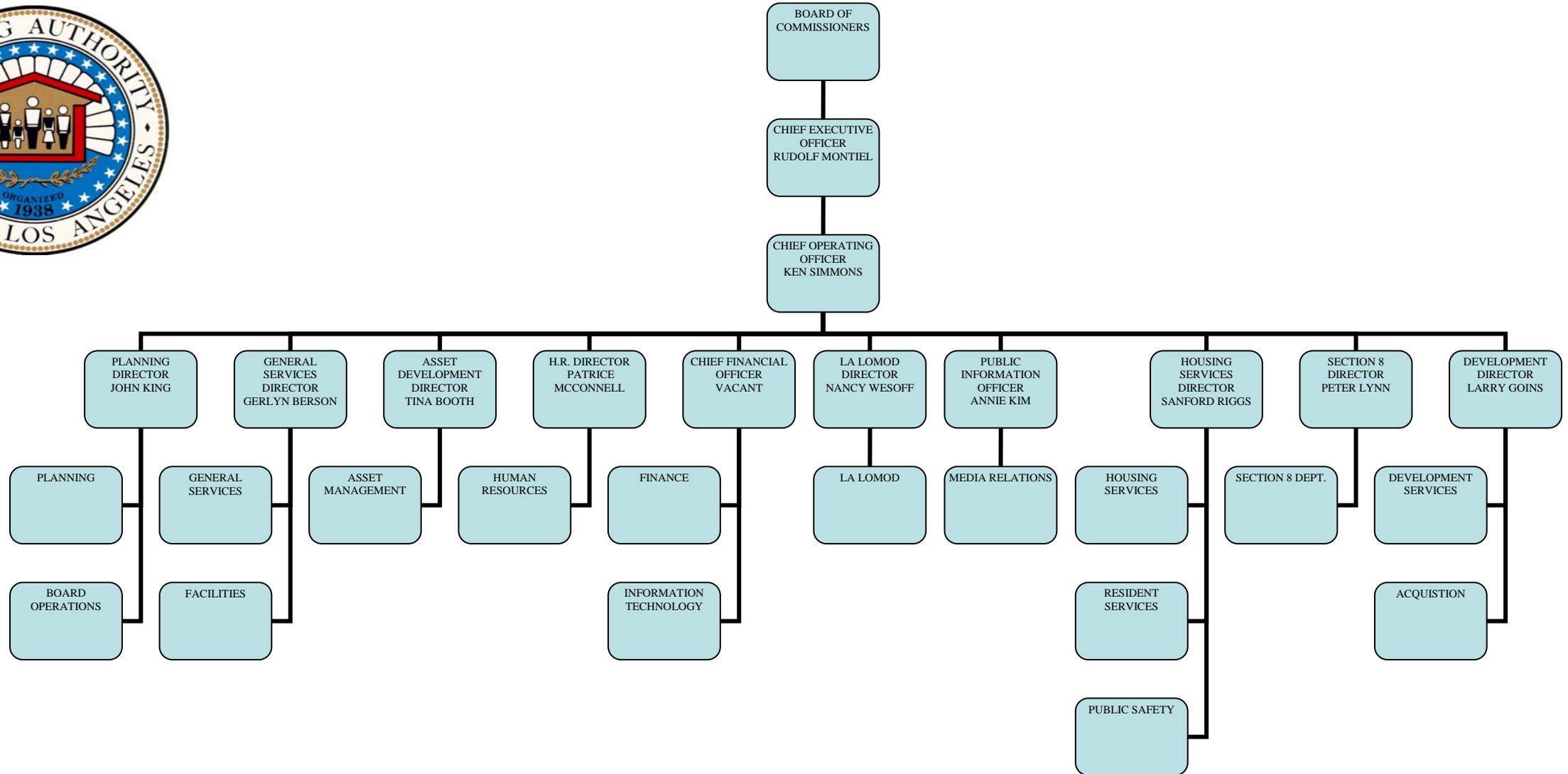
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 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	1,236,088
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines...)	1,236,088		1,236,088	1,236,088
	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: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
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	1,236,088	
GRAND TOTAL				1,236,088		1,236,088	1,236,088	

Attachment 5
Organizational Chart

ORGANIZATIONAL DIAGRAM



Attachment 8
Certification Forms

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**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 of the City of Los Angeles is consistent with the Consolidated Plan of
The City of Los Angeles prepared pursuant to 24 CFR Part 91.

 09/17/09
Signed / Dated by Appropriate State or Local Official

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

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 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2010, 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 certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. 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.
5. 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.
6. The PHA certifies that it 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.
7. 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.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - 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).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. 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.
11. 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.

12. 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.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. 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.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. 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), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. 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.
20. 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.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of L.A.

CA004

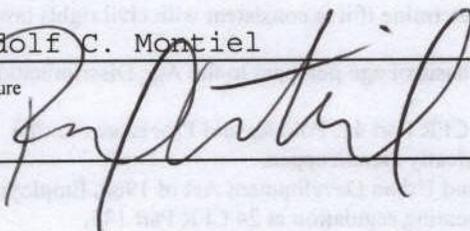
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - 2011

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
	9/24/09

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

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 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2010, 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:

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 - 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).
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20. 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.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of L.A.

CA004

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - 2011

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
Beatriz O. Stotzer	Chairperson, Board of Commissioners
Signature	Date
<i>Beatriz O. Stotzer</i>	9/24/09

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

2010 Agency Plan (including 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 Federalagency 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

9/24/09

X

form HUD-50070 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

**HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
PUBLIC HOUSING AND SECTION 8 LOCATIONS**

location	address	city	zip
Main Office	2600 Wilshire Blvd	Los Angeles	90057
Misc Offices	2500 Wilshire Blvd 13th Floor	Los Angeles	90057
Central Shops & Sec 8 Harbor	19600 Hamilton Avenue	Torrance	90502
Conventional App & Work Order Centers	515 S. Columbia Avenue	Los Angeles	90017
Asset Management & Sec 8 Valley Offices	8121 Van Nuys Blvd #650	Panorama City	91402
Valley Maintenance	16601 Roscoe Place	North Hills	91343
Resident Relations	520 S LaFayette Park Place	Los Angeles	90057
S8 Inspections	2500 Wilshire Blvd - Suite 600	Los Angeles	90057
Aliso Village CLC	1401 E. 1st Street	Los Angeles	90033
Section 8 SPA & FSS	2500 Wilshire Blvd - 4th Floor	Los Angeles	90057
Ramona Gardens	2830 Lancaster	Los Angeles	90033
Pueblo Del Rio & Extension	1801 East 53 rd St.	Los Angeles	90058
Rancho San Pedro & Extension	275 West First St.	Los Angeles	90731
William Mead Homes	1300 North Cardinal	Los Angeles	90012
Estrada Courts & Extension	3232 Estrada St.	Los Angeles	90032
Rose Hill Courts	4466 Florizel St.	Los Angeles	90032
Avalon Gardens	701 E. 88th Pl.	Los Angeles	90002
Gonzague Village	1515 East 105 th St.	Los Angeles	90002
Nickerson Gardens	1590 114 th St.	Los Angeles	90059
Jordan Downs	9800 Grape St.	Los Angeles	90002
Imperial Courts	11541 Croesus Ave.	Los Angeles	90059
Mar Vista Gardens	11965 Allin St.	Culver City	90230
San Fernando Gardens	10995 Lehigh Ave.	Pacoima	91331
Pico Gardens/Las Casitas	1526 East 4 th St.	Los Angeles	90033
Independent Square	2455 South St. Andrews Pl.	Los Angeles	90018
California Apartments	609 California Avenue	Venice	90291
Gibson Manor	1501 East Century Blvd	Los Angeles	90002
Westside Manor	1224 S. Norton	Los Angeles	90019
Simpson-Saticoy	7540-7541 Simpson Ave.	No. Hollywood	91605
Snyder Villas (Yosemite)	1536 Yosemite Dr.	Los Angeles	90041
	1416 S. Crenshaw	Los Angeles	90019
	2927 Partridge	Los Angeles	90039
	1330 West 57th St.	Los Angeles	90037
	2326 Ridgeley S.	Los Angeles	90016
	563 West 92nd St.	Los Angeles	90044
	205/207 Opp St.	Wilmington	90744
	3814 / 3910 Montclair St.	Los Angeles	90018
	744 N. Tularosa Dr.	Los Angeles	90023
	14753 Delano St	Van Nuys	91411
	14743 Friar St.	Van Nuys	91411
14311 Haynes St.	Van Nuys	91401	

location	address	city	zip
	6114 Hazelhurst Pl.	N. Hollywood	91606
	11218 Emelita St	N. Hollywood	91601
	11442 Emelita St	N. Hollywood	91601
	5737 Klump Ave.	N. Hollywood	91601
	6900-6910 Morella Ave.	N. Hollywood	91605
	11818 Vanowen Ave.	N. Hollywood	91605
	11736-40 Hart St	N. Hollywood	91605
	11737 Hart St.	N. Hollywood	91605
	6923 Simpson Ave.	N. Hollywood	91605
	11913 Runnymede	N. Hollywood	91605
	8325 Penfield Ave.	Canoga Park	91306
	14145 Calvert St.	Van Nuys	91401
	6615 Lemp Ave.	N. Hollywood	91606
	6530 Vineland Ave.	N. Hollywood	91606
	1158 E. Adams Blvd.	Los Angeles	90011
	145 East 54 th St.	Los Angeles	90011
	1059 East 48 th St.	Los Angeles	90011
	215 East 93 rd St.	Los Angeles	90003
	685 East 43 rd St.	Los Angeles	90011
	4331 Honduras St.	Los Angeles	90011
	3206 Naomi Ave.	Los Angeles	90011
	210 West 91 st St.	Los Angeles	90003
	1100/1100 1/2 East 112 th St.	Los Angeles	90059
	1613 & 1613 ½ East 41 st Pl.	Los Angeles	90011
	110& 110 ½ East 94 th St.	Los Angeles	90011
	245/245 1/2 West 102 nd St.	Los Angeles	90003
	1539 & 1539 ½ East 57 th St.	Los Angeles	90011
	216/216 1/2 East 87 th Pl.	Los Angeles	90003
	354/354 1/2 East 105 th St.	Los Angeles	90003
	339/339 1/2 East 107 th St.	Los Angeles	90003
	1565 & 1565 ½ East 43 rd St.	Los Angeles	90011
	1714/1714 1/2 East 111 th Pl.	Los Angeles	90059

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

2010 Agency Plan (including 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.

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)

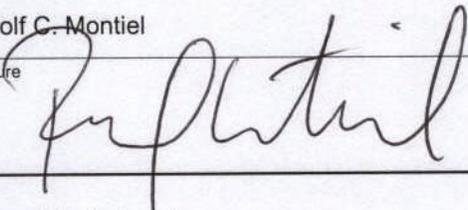
Name of Authorized Official

Rudolf C. Montiel

Title

President & CEO

Signature



Date (mm/dd/yyyy)

9/24/09

Previous edition is obsolete

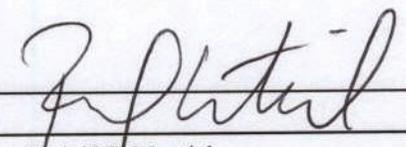
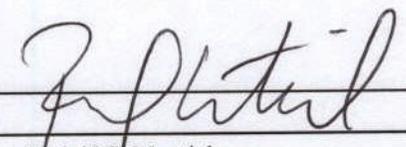
form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): <div style="text-align: center; font-size: 2em; font-family: cursive;">  </div>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Rudolf C. Montiel</u> Title: <u>President & CEO</u> Telephone No.: <u>(213) 252-1810</u> Date: <u>9/24/2009</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing.

Housing Authority of the City of Los Angeles

CA004

PHA Name

PHA Number/HA Code

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

Beatriz O. Stotzer

Title

Chairperson, Board of Commissioners

Signature

Mania del Angel For Beatriz Stotzer

Date

9/24/09

RESOLUTION NO. 8722

RESOLUTION APPROVING THE 2010 AGENCY PLAN FOR SUBMISSION TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND APPROVING REVISIONS TO THE SECTION 8 ADMINISTRATIVE PLAN AND PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY

WHEREAS, the "Quality Housing Work Responsibility Act of 1998" (QHWRA) and Federal regulations require Public Housing Authorities to submit an Agency Plan to the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the Housing Authority completed a draft Agency Plan containing all of the required elements, including a Five Year Plan and Annual Plan; and

WHEREAS, The Housing Authority published a notice in seven local newspapers on July 10, 2009 advising of the availability of the draft Agency Plan for public inspection and comment and the date, time, and location of the Public Hearing; and

WHEREAS, copies of the draft Agency Plan were delivered to all Resident Advisory Councils (RAC), Resident Management Corporations (RMC) offices, and members of the Section 8 Joint Advisory for Neighborhood Empowerment (JANE); and

WHEREAS, copies of the draft Agency Plan were available for review at 2600 Wilshire Boulevard, all large housing developments, the Asset Management Division office, Section 8 offices, and the Application Center; and

WHEREAS, meetings were held with the public housing Resident Advisory Board, at fourteen large housing developments, from June 23, 2009 through July 30, 2009 and six regional meetings were held with the Section 8 Resident Advisory Board from June 25, 2009 through – July 23, 2009; and

WHEREAS, a meeting was held with community advocacy groups on August 12, 2009; and

WHEREAS, the Housing Authority Board of Commissioners held a public Hearing on August 27, 2009; and

WHEREAS, the Housing Authority has considered the oral and written comments from all sources in the development of the Final Agency Plan; and

WHEREAS, the Final Agency Plan includes significant changes to the Public Housing Admissions and Continued Occupancy Policy (ACOP) in the areas of Eligibility for Admission and Processing of Applications; Rent Determinations; Minimum Rent Financial Hardship Provisions; Occupancy Standards; Photo ID Requirements; Transfers; Periodic Reexamination; and General; and

WHEREAS, the Final Agency Plan includes significant changes to the Section 8 Administrative Plan in the areas of Victims of Declared Disasters; Admission of Low Income Families – Special Eligibility; City Residency Preference; City Residency Prior to

July 1995; Live-in Aide Added to Approved Family; Validity of Verification; Portability Responsibilities; and Chapter 20 Homeownership Program; and

WHEREAS, the City of Los Angeles has certified the Agency Plan is consistent with the City's Consolidated Plan.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners: 1) approves the 2010 Agency Plan for submission to the U. S. Department of Housing and Urban Development; 2) approves revisions to the Section 8 Administrative Plan; 3) approves the revised Public Housing Admissions and Continued Occupancy Policy; and 4) authorizes the Chairperson and the President & CEO to execute any and all certifications and/or documents required by HUD for the Agency Plan.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

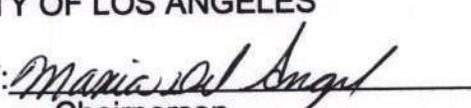
APPROVED AS TO FORM:
CARMEN TRUTANICH, CITY ATTORNEY

BY:


General Counsel

HOUSING AUTHORITY OF THE
CITY OF LOS ANGELES

BY:


Chairperson

DATE:

9/24/09

ADOPTED:

SEP 24 2009

Attachment 9
Response to Comments

HOUSING AUTHORITY
OF THE
CITY OF LOS ANGELES

YEAR 2010 AGENCY PLAN

RESPONSE TO COMMENTS

OCTOBER 1, 2009

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

AGENCY PLAN RESPONSE TO COMMENTS RECEIVED

NOTICE TO RESIDENTS AND PROGRAM PARTICIPANTS

October 1, 2009

Dear Residents and Program Participants:

The Housing Authority of the City of Los Angeles (HACLA) is pleased to respond to comments received on HACLA's Fiscal Year 2010 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 must have an opportunity for input before each submission to HUD.

COMMENTS ON THE HACLA DRAFT AGENCY PLAN

During the 49-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 27, 2009 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 23, 2009 – July 30, 2009: 14 resident meetings at public housing sites.
- June 25, 2009 – July 9, 2009: 7 regional Section 8 meetings
- August 12, 2009 Community Advocates Meeting
- August 27, 2009 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 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. 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 2009 and continues into August 2009. The events, communications and activities relevant to the Housing Authority's Agency Plan public process include:

- Translated the Draft Agency Plan into Spanish.
- Made the Draft Agency Plan available at www.hacla.org, made copies 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 June and July 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 10, 2009.

- Included in the 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.
- The Housing Authority Board of Commissioners conducted a Public Hearing regarding the Draft Agency Plan on August 27, 2009. The Public Hearing was attended by 37 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 Services. If s/he is unavailable they need to contact the Director of Housing Services 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 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.

THE FOLLOWING COMMENTS WERE RECEIVED:

Public Housing

CARPETS

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

Public Housing residents may put in their own carpet but must receive managerial approval and take all safety precautions when doing so prior to installation.

DISPOSITION

Sixty six comment cards and over three hundred signatures were received against disposition of San Fernando Gardens the following reasons or concerns were communicated:

- ❖ *Fear of displacement*
- ❖ *Will be required to move*
- ❖ *Increase in rent amount*
- ❖ *Paying Flat Rent so rent will increase*
- ❖ *We want HACLA to continue not Section 8*
- ❖ *Outsourcing of CHPS Management Positions*
- ❖ *Increased funding from resident's rental payments*
- ❖ *Can be taken away later*
- ❖ *No guarantees*

HUD states the following: "The demolition and disposition of public housing is authorized under Section 18 of the Housing Act of 1937 (the Act), as amended. HUD has promulgated a regulation, [24 CFR 970](#), detailing the administrative steps required to perform demolition/disposition activity in accordance with the Act. Although demolition/disposition activity has always been permitted, HUD and its business partners have begun to actively pursue it as a management strategy option in the last ten years. This is due to the realization that some developments have difficulties associated not only with physical deterioration, but also with the overall deterioration of the surrounding community. It is also true that a large portion of the housing now being proposed for demolition/disposition was built in the late 1940s and early 1950s, and was built to a standard that is no longer acceptable for the general public.

Developments meeting that description have very often become the housing of last resort within their communities.”

HACLA in an effort to maintain its current low income housing stock is exploring the pros and cons of transferring ownership of the units to one of HACLA's non-profit entities. This “tenant in place funding stream conversion” will allow the units to remain part of the Housing Authority's low income housing stock.

Through this process families will not be asked to move and will be able to remain in their units, rents are calculated the same as in the public housing program (the only families who may see increases are those whose rents are prorated), the properties will continue to be managed by HACLA and its staff. HACLA is not making this change to receive additional income from the tenant's rent but from the additional subsidy received through the Section 8 Project Base Vouchers.

As mentioned throughout the outreach presentations, HACLA must include in the Agency Plan Draft disposition information when planning or exploring the possibility of performing the activity in the upcoming year. This agency is committed to working with residents to obtain feedback and provide information about such projects before an application is submitted in accordance with HUD regulations. At such meetings, comprehensive information is shared with the residents about the process including the opportunity for the residents to share their opinions.

Additionally, HACLA in 2008 conducted successful disposition activities “tenant in place funding stream conversion” for 651 units consisting of 455 senior and 196 scattered sites. In this transaction HACLA received tenant protection vouchers for all 651 units, which currently are 90 percent occupied by the same residents. The other 65 either moved to public housing or used the voucher in the private rental market. HACLA plans to project base 455 units to maintain long-term affordability.

DISTURBANCES AT THE RESIDENCES

❖ Control the noise and hours

Please contact the 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.

PARKING

Parking continues to be a problem at many 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.

The HACLA Parking policy allows for one parking permit per unit. However, in cases of satisfying a documented and verified reasonable accommodation for a disability, HACLA will allow for a second permit to be issued to a household.

Parking permits allows residents to park their car in HACLA parking lots. Street parking is available for those cars not holding a HACLA permit. 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 HACLA pet policy, only senior and disabled residents are allowed to own dogs or cats. Unauthorized dogs are an issue of great concern to HACLA, especially if aggressive dogs are brought into the developments. In addressing this problem, it is important for residents to assist in identifying to HACLA those units where non-authorized dogs are being housed. 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.

PHOTO REQUIREMENT

- ❖ *Comments both in support and against implementation*

The photo requirement is being implemented to assist in the proper identification of leaseholders and others that are listed on the lease. This will allow staff the ability to identify residents in cases of emergencies, catastrophic events and in other instances that require that lease holders and non-lease holders be identified.

RENTS

Rent is based upon the household income and family composition in accordance with Federal Regulations and guidelines. If at the time of a family's annual review, should the provided certifications and verifications indicate an increase in the household income, when compared to the previous year, the family's share of rent will be adjusted upward in proportion to the income increase. Should the provided documentation indicate a decrease in family income, the rent will be adjusted proportionally downward.

If a resident feels that the calculated rent was inaccurate or wish for further detail on how the family's share of rent was derived, please seek out site staff for an explanation of the rent calculation.

- ❖ *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 fixed income such as SSI or Social Security.

- ❖ *Rental Payments*

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

SECURITY

- ❖ *Housing Police Needed*

With the Los Angeles Police Department as the lead in providing essential policing services for the city of Los Angeles including our sites, crime has decreased throughout the city. The collaboration by the LAPD, HACLA, resident leaderships (RAC/RMC), local police stations, and other local service providers has resulted in a reduction of the rate of reported crime in development communities, even without a housing authority police force. HACLA disbanded its public safety department in 2003 due to a reduction of federal funding. HACLA will continue to work diligently with the City to ensure that LAPD provides the necessary coverage.

SECURITY BARS

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

The ability of HACLA to install Security Bars is dependent upon the year a specific site was constructed. In the cases of Estrada Courts, Pueblo Del Rio and others HACLA is unable to install security bars due to historical preservation issues which restrict modifications to the original buildings.

For those sites where security bars are in place, but require replacement due to security bar deterioration, management actively seeks to repair or replace the affected items using annual operating funds.

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 public housing residents have been living at a development for more than one year and are in good standing, they can submit a request to transfer to the site 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 the family.

HACLA had a large number of vacant units in 2008 and early 2009. This was due to damaged tile in these units that have an asbestos-based adhesive used to set the tile. HACLA is required to use contractors certified in this type of work to abate this condition. HACLA will correct this condition for all backlogged units By October 1, 2009.

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 sites with the most move-in ready vacancies at that time. There is no guarantee that the 3 offers a family is given will be at a site of their choice.

WORK ORDER CENTER

- ❖ *How long does it take to take care of a maintenance call to the Work Center*

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 a resident has 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 the manager know as well. 99% of all emergency work orders are addressed within 24 hours. If a public housing resident has an outstanding work order, please contact your management office to find out when it will be addressed.

THANK YOU

❖ *Many comments were made thanking HACLA for the work of the agency*

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 and support.

CAPITAL FUND

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.

It must be stressed that the funds HACLA has available to do any capital improvements are dependent upon Congressional allocations and, as a result, HACLA must reevaluate its list of targeted capital projects annually. There have been occasions in the past where residents were told that a site might be changed in the following year's work plan, but HACLA was unable to complete the project due to a lack of funds.

The amount that HACLA receives for capital improvements is down from \$30 million in 1994 to an anticipated amount of \$17.5 million for 2010. It is likely that future allocations will be further reduced. This reduction in federal support for the properties is occurring while HACLA anticipates that there is over \$500 million in physical needs at its public housing properties.

HACLA incorporates several different sources of information to determine its Capital Needs for any given year:

HACLA utilizes contract inspectors to perform unit and site inspections to assist management in the identification of deficient building and unit conditions.

HACLA contracts the services of consulting firms to conduct a Physical Needs Assessment periodically, as prescribed by HUD. This assessment catalogues and prioritizes the capital needs of all Public Housing sites.

HACLA staff utilizes annual work reports (compilation reports) to track deficiencies and repairs. For those deficiencies that recur and require an ever increasing amount of resources to repair, items are logged for future consideration of capital investment.

The following are the capital fund related issues generated by questions and comments at Public Hearing and Outreach meetings.

AVALON GARDENS

- ❖ Fence Gate

Installing fence gate will have to wait until there is funding available to do so. Given the limited dollars provided to support public housing, each year HACLA has to reevaluate.

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

There are 214 units located in Estrada Courts, but due to its age, there has been objections by the City of Los Angeles' Building and Safety Department - Historic Preservation Committee, to any modernization of developments that are older than 50 years. Estrada Courts was originally built 1942, which could mean challenges to any proposed exterior changes. Furthermore, due to the limited amount of Capital Funds available, interior improvements may only be possible with the disposition of the entire development.

Comprehensive modernization was completed in Estrada Extension's 200 units.

GONZAQUE VILLAGE

- ❖ Paint Building
- ❖ Landscaping
- ❖ Rubber on Playgrounds

As noted during the Agency Plan presentation, due to a significant reduction in the Capital Grant Fund awarded to the Housing Authority for Fiscal Year 2009, we have been required to scale back and prioritize the total number of capital improvement projects that can be accomplished next year. We will evaluate the problems identified by these comments and, if appropriate, incorporate a solution for correction in a future Capital Grand funding cycle.

IMPERIAL COURTS

Comments were received regarding concerns over:

- ❖ Cleanliness of the development
- ❖ Safety
- ❖ Iron Window & Door Bars
- ❖ Trees Need Cutting
- ❖ 24 Hour Emergency Transfer
- ❖ Parking Permits

Concerted efforts are being made to improve Imperial Courts through capital improvements. After years of neglect, the baseball field was renovated and a barbeque area was built near the Recreation Center. The newly renovated baseball field was the center of activities during the Mayor's popular Summer Night Lights program. Dirt patches near several buildings were replaced with concrete pavement, and trees were planted to provide safe walkways. The abandoned construction project adjacent to the management office was razed to eliminate community blight. Parking lots were repaved and restriped in September. Tree trimming is scheduled to be completed by the end of the year. A number of buildings were repainted and the work will continue to enhance the esthetics of Imperial Courts. Many of these improvements are the direct result of residents' suggestions during community meetings on ways to enhance their living environment.

JORDAN DOWNS

Comments were received regarding the security of the developments.

As with many other sites, security issues continue to be a major concern. This site, along with others in the Watts area, is also having to deal with the challenge of the displaced homeless from Skid Row. The Housing Authority recognizes this and has made addressing safety and security one of its primary objectives. Jordan Downs has seen a reduction in crime due to the installation of security cameras through a grant from the U.S. Department of Justice in partnership with LAPD. Moreover, the Housing Authority is currently developing a comprehensive Quality of Life Plan /Human Capital Plan that will not only address safety and security, but also address other quality of life issues in an effort to create a healthy, productive and sustainable living environment for all residents. This plan will be data driven, outcomes oriented, and be representative of residents needs and aspirations. What we will achieve through this effort:

- Improved overall safety and security
- Comprehensive Youth Development Programs and Activities
- New living wage jobs
- Improve educational outcomes
- Better access to supportive services
- Healthier families
- Homeownership opportunities

MAR VISTA GARDENS

Many comments were received regarding:

- ❖ *Residents are against disposition and want to be notified years in advance.*

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.

- ❖ *Fix the kitchen roofs*
- ❖ *Modernize windows*
- ❖ *Fumigate the development*
- ❖ *Paint the Development*

As noted during the Agency Plan presentation, due to a significant reduction in the Capital Grant Fund awarded to the Housing Authority for Fiscal Year 2010, we have been required to scale back and prioritize the total number of capital improvement

projects that can be accomplished next year. We will evaluate the problems identified by these comments and, if appropriate, incorporate a solution for correction in a future Capital Grand funding cycle.

To improve the overall safety at Mar Vista, the Housing Authority repaired the entry gate, updated the closed-circuit camera system, and will install spike strips. Only authorized residents now have access to the entry gate system. On June 8, 2009, Mar Vista completed its first of two rounds of annual pest control and began its implementation of Integrated Pest Management (IPM). IPM is a pest control strategy encouraged by the U.S. Department of Housing and Urban Development. IPM minimizes the use of pesticides and helps reduce the amount of pesticide residue in units. The second round of pest control will be completed by the end of the year. Over 20,000 square feet of damaged sidewalks and gutters are being repaired and will be repaved by the end of September and all parking lots will be repaved. New roofs and new metal trash bins will be installed starting at the last quarter of the year. These improvements are designed to restore and beautify Mar Vista Gardens for the enjoyment of residents.

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 trash.

- ❖ Parked automobiles without parking permits

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

PICO GARDENS

- ❖ The screen doors are falling apart
- ❖ Need security bars on windows and doors.
- ❖ Are they going to redo the floors?

Screen doors are not provided to residents at Pico Gardens.

The wholesale installation of security bars is not planned for this site as it is a gated community. Residents can install their own screen doors or security bars with prior written approval from the Management Office and with the necessary permits if

required by Building and Safety Department (for Security bars on windows). Contact your management office for details.

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.

SAN FERNANDO GARDENS

For disposition information, please refer to previous Disposition section.

- ❖ *Support & Oppose Disposition*
- ❖ *New security doors*
- ❖ *Window guards*
- ❖ *Trash cans in play area*
- ❖ *Fix hole in play are*
- ❖ *Enclosed Trash Area for Containers*
- ❖ *Install Air conditioning or permission to install*
- ❖ *Favors cameras many (4) against Not thieves, discriminatory*
- ❖ *Development Night lights*
- ❖ *Security guard where children play*

For Disposition information please refer to page 7 of this document.

HACLA will complete the installation of new security windows and doors and install a trash cans in the play area as requested. The hole in the play area has been fixed and HACLA will be upgrading the trash cans with metal containers. HACLA will also be making modifications to the units to allow residents to install their own air conditioners.

WILLIAM MEAD

- ❖ Screen Doors
- ❖ Air Conditioning

The wholesale replace of security doors and the installation of air conditioners are not planned for this site at this time.

Site management actively seeks to repair or replace affected items by using operating funds provided by HUD on an annual basis. While these funds are insufficient to meet the backlog of need, operations routinely set aside money to replace a certain number of units annually.

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.

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.

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.

Regulations for Live-in Aides

- ❖ I disagree with the policy change
- ❖ What will happen to individuals who are already live-in aides

This change simply clarifies the current regulations. In the Federal regulations for the Section 8 program, a live in aide is defined as a person who would not be living in the unit except to provide the necessary supportive services. (24CFR 5.403, *Definitions*) Because a family member already has a reason to be living in the unit, they would not meet that portion of the definition of a live in aide. Currently approved live in aides are not affected by this change.

Employee Service

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

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.
- If you have an email account, consider requesting the employee's email address and forwarding your inquiry by email.

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

GENERAL SECTION 8 QUESTIONS

Section 8 Eligibility

Eligibility depends on the total annual income of the assisted 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 2009-09-098 Public Housing & Section 8 Income Limits
(Effective 3/19/2009)

Number of Persons	Extremely Low Income 30% of Median	Very Low Income 50% of Median	Low Income 80% of Median
1	16,650	27,750	44,400
2	19,050	31,700	50,750
3	21,400	35,700	57,100
4	23,800	39,650	63,450
5	25,700	42,800	68,550
6	27,600	46,000	73,600
7	29,500	49,150	78,700
8	31,400	52,350	83,750

MINIMUM RENT

- ❖ Why does the Authority have a minimum rent?

As recommended in HUD regulations, the Housing Authority initiated a minimum rent policy in 2004 based on financial necessity. 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.

RENT INCREASES

❖ Why did my rent go up?

For a specific response, you would have to ask your Section 8 Advisor. If your family income increases or the amount of your deductions decreases, your rent could go up. If you are renting near or above the payment standard, an increase in the rent to the landlord could raise your rent. If a family member left your household, your voucher size might decrease and this could increase your rent. If you were assisted under a high payment standard and the Housing Authority lowered the payment standard, your rent could increase on the second annual reexamination following the decrease in payment standards.

❖ When do they take effect

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

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

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

INSPECTIONS

- ❖ Why do you have to inspect my unit?

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

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

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

MOVES

- ❖ If your landlord 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 regulations would not allow the move.

PORTABILITY

- ❖ Does the Housing Authority allow us to take our voucher out of Los Angeles, (or 'Port out')?

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.

EVICTIIONS

- ❖ 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 landlord 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?

In the Homeownership 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 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, and the Sayre fire in 2008. One of the first things we do is inspect assisted 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 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, following the Northridge earthquake, but such assistance is not guaranteed.

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 12, 2009 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 27, 2009. 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.

Following are comments and questions received at the Housing Authority's meeting with advocates & Housing Partners on August 12, 2009, and expressed at the Public Hearing at St. Anne's - Foundation Room, on August 27, 2009.

Shelter Partnership

Ruth Schwartz, Executive Director

- Support the Victims of Disaster and VASH changes.
- Recommends adding VAWA language to the lease.

The HAPP V-4 [2/07], Tenancy Addendum, under (8)(e) Termination of Tenancy by Owner, outlines provisions for protections for victims of abuse.

- Concern about the residency preference as it affects homeless
- Recommend the following language "Homeless applicants are deemed City residents and are granted the City residency preference upon provision of verification of homelessness."

The following provision will be added: "Homeless applicants are granted the City residency preference upon provision of verification of homelessness by a homeless service provider located in the City of Los Angeles."

- Add use of project based VASH Vouchers in case the VA produces permanent supportive housing in two of their properties.

Due to strong response from Los Angeles Veteran's Affairs Medical Center in supplying referrals, HACLA anticipates utilizing the full allocation of HUD-VASH by the end of 2009.

Peace Over Violence

Meliah Schultzman, Denice Labertew

VAWA Recommendations for Section 8 and Public Housing

Section 8 Admin Plan

- The domestic violence language in the admin plan contradicts itself by stating that HACLA will not allow self certification yet allow use of HUD's form, which itself is self certification.
- Recommend removal of the phrase stating we do not accept self certification and replacing it with a statement that we will accept "any self-certification should comply with current HUD requirements".

Per regulation the certification accepted is the HUD approved form, no other form of self-certification is acceptable to the HACLA.

- Recommend including a definition of domestic violence, dating violence and stalking in the Admin Plan.

The definitions are already included in 24CFR5.2003, Definitions. The Administrative Plan describes policies for administration of the tenant-based programs. Since the Administrative Plan "must be in accordance with HUD regulations and requirements" [24CFR982.54(b), Administrative Plan] it is not required to include all the definitions provided by the regulations.

Public Housing ACOP:

Support the current change and recommend we include the rest of VAWA requirements in the ACOP as we did for Section 8.

Public Housing Lease:

- Recommend we amend our lease to include the VAWA provisions.

HACLA will work to add VAWA language to the Public Housing lease.

A Community of Friends

Dora Leong Gallo, Chief Executive Officer

- *Recommend fifty percent of VASH vouchers be allocated for Project Based Vouchers*

HACLA expects to utilize all available HUD-VASH vouchers awarded in 2008 and 2009 to veterans needing immediate assistance. Setting aside vouchers for future development of affordable units would leave current applicant veterans homeless while awaiting the completion of future developments.