

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of the City of Sacramento</u> PHA Code: <u>CA005</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>2025</u> Number of HCV units: _____				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	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. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> 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. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.				

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

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

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

5.0 Five-Year Plan

5.1 Mission.

The Housing Authority of the City of Sacramento mission is to continue to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.

5.2 Goals and Objectives.

The Housing Authority of the City of Sacramento will pursue all available Federal, State, local, and private financing in order preserve and maintain our public housing properties.

Our objective are to improve the specific factor listed below:

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

Expand supply of assisted housing

- Apply for additional rental vouchers
- Reduce public housing vacancies
- Leverage private and/or other public funds to create additional housing opportunities
- Acquire or build units or developments

Improve the quality of assisted housing

- Improve public housing management
- Improve voucher management
- Increase customer satisfaction
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers

Increase assisted housing choices

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Implement voucher homeownership program
- Implement public housing or other homeownership programs
- Implement public housing site-based waiting lists
- Convert public housing to vouchers

Goal: Improve community quality of life and economic vitality

Provide an improved living environment

- Implement public housing security improvements
- Designate developments or buildings for particular resident groups

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

Promote self-sufficiency and asset development of assisted households

- 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.

Goal: Ensure Equal Opportunity in Housing for all Americans

Ensure equal opportunity and affirmatively further fair housing

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

6.0 PHA Plan Update

Revised plan elements

(a) Capital Fund Update:

The PHA was awarded 17 million dollars of stimulus funding from the American Recovery Reinvestment Act of 2009 Capital Fund. This new funding allocation will be used to continue to rehabilitate our existing public housing units. These activities are already in our plan, but the new allocation of stimulus funding is an update.

(b) Copies of the 5-Year and Annual PHA Plan are available for review at:

- Public Housing Management offices at the following locations:
 - Alder Grove (816 Revere Street Sacramento, CA 95818)
 - Midtown Manor (1725 K Street Sacramento, CA 95814)
 - Meadow Commons (31 Coral Gables Sacramento, CA 95823)
 - Oak Park (3543 1st Avenue, #1 Sacramento, CA 95817)
 - Buena Vista (2526 L Street Sacramento, CA 95816)
 - The Mill (480 Redwood Avenue Sacramento, CA 95815)

- Pointe Lagoon (5259 Young Street, #4 Sacramento, CA 95824)
- Twin Rivers, Lexington Place, Mountain Ash, Primrose, and Windscape (321 Eliza Street Sacramento, CA 95814)
- Housing Choice Voucher Main Office (701-12th Street, Sacramento, CA 95814)
- Main administrative office of PHA (801-12th Street, Sacramento, CA 95814)
- Sacramento Public Library (828 I Street, Sacramento, CA 95814))
- <http://www.shra.org> (Housing Authority)

PHA Plan Elements.

(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.

Eligibility

The PHA verifies eligibility for admissions when the families are within 60 days of being offered a unit. The non-income screening factors the PHA uses to establish eligibility for admission to public housing are criminal or drug related activity, rental history, housekeeping, suitability, bad debt owed to any PHA or utility company, and credit history.

The PHA uses a jurisdiction/community-wide list to organize its public housing waiting list. Interested persons may apply for admission to public housing at the PHA development site management office, the internet and the US mail.

Selection and Admissions Policies

It is the PHA's policy that each applicant shall be assigned an appropriate place on a jurisdiction/community-wide waiting list and/or on the waiting list for the developments in which the applicant wishes to reside. Applicants will be listed in sequence based upon the waiting list guidelines stated below. In filling an actual or expected vacancy, the PHA will offer the dwelling unit to an applicant in the appropriate sequence.

A. Management of the Waiting List

The PHA will administer its waiting list as required by 24 CFR Part 5, Part 945 and 960 Subparts A and B. The waiting list will be maintained in accordance with the following guidelines:

- The application will be a permanent file
- The list will state the family name and family type
- The list will state the racial and ethnic designations of the head of household

- All applicants in the wait pool will be maintained in order of preference and the date of the application
- Applications equal in preference will be maintained by date and time sequence
- Applicants will be listed by size and type of unit required

All applicants must meet applicable income eligibility requirements as established by HUD.

- Applications submitted during a waitlist opening during which a lottery selection system has been used will be maintained and pulled from the waitlist through a computerized random selection process

Deconcentration and Wait List Procedures

The PHA's admission policy is designed to provide for deconcentration of poverty and income mixing by bringing higher income residents into lower income projects and lower income residents into higher income projects. Gross annual income is used for income limits at admission and for income-mixing purposes. Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.

The PHA will gather data and analyze, at least annually, the resident characteristics of its public housing stock, including information regarding resident incomes, to assist in the PHA's deconcentration efforts. The PHA will use the gathered resident income information in its assessment of its public housing developments to determine the appropriate designation to be assigned to the project for the purpose of assisting the PHA in its deconcentration goals.

Admission policies related to the deconcentration efforts of the PHA do not impose specific quotas. Therefore, the PHA will not set specific quotas, but will strive to achieve deconcentration and income mixing in its developments. A preference does not guarantee admission to the program. Preferences are used to establish the order of placement on the waiting list. Every applicant must meet the PHA's selection criteria as defined in this policy.

The PHA's preference system will work in combination with requirements to match the characteristics for the family to the type of unit available, including units with targeted populations, and further deconcentration of poverty in public housing. When such matching is required or permitted by current law, the PHA will give preference to qualified families.

Site-Based Wait List Procedures

If the PHA establishes site-based waiting lists, both current and new applicants may choose which site-based waiting list they wish to be placed on, regardless of their application site. When there are insufficient applicants on a site-based waiting list, the PHA will contact applicants on all other waiting lists who may qualify for the type of housing with insufficient applicants. "Insufficient applicants" on a list will be defined as not enough families to fill vacancies for at least three (3) months, based on anticipated turnover at the development.

Every reasonable action will be taken by the PHA to assure that applicants can make informed choices regarding the development(s) in which they wish to reside. The PHA will disclose information to applicants regarding the location of available sites, occupancy number and size of accessible units. The PHA will also include basic information relative to amenities such as day care, security, transportation, training programs, and an estimate of the period of time that the applicant will likely have to wait to be admitted to units of different types.

The system of site-based waiting lists will be carefully monitored to assure that civil rights and fair housing are affirmatively furthered. In order to monitor the site-based waiting lists the PHA will:

- Self-monitor its system of site-based waiting lists at least biannually to assure that racial steering does not occur. If the PHA's biannual analysis of its site-based waiting list indicates that a pattern of racial steering is or may be occurring, the PHA will take corrective action
- At least every three years, use independent testers to ensure that applicants are not treated differently based upon race or ethnicity, and that no patterns of discrimination exist
- Assess changes in racial, ethnic or disability-related resident composition at each PHA site that has occurred during the implementation of the site-based waiting lists. Each year the PHA will make this assessment based on PIH Information Center (PIC) data that has been confirmed to be complete and accurate by an independent public auditor.

(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Public Housing Operating Fund	\$5,200,000	Operations
Public Housing Capital Fund	\$3,400,000	Various
Other Federal Grants (list below)		
<i>Capital Fund Competitive Grant</i>	\$10,000,000	Public Housing Rehabilitation
2. Prior Year Federal Grants (unobligated funds only)		
2007 City CFP	\$1,184,342	Public Housing Maintenance Operation
2008 City CFP	\$1,756,394	Public Housing Maintenance Operation
2009 City CFP	\$4,593,421	Public Housing Maintenance Operation
3. Public Housing Dwelling Rental Income	\$4,300,000	Public Housing Operating Expenses
4. Other income		
Miscellaneous Income	\$35,000	Public Housing Operating Expenses
Miscellaneous Charges to Tenants	\$97,000	Public Housing Operating Expenses

(3) Rent Determination.

Our PHA has established, for each dwelling unit in public housing, a flat rental amount for the dwelling unit, that:

- Is based on the market rental value of the unit, as determined by the PHA
- Is designed so that the rent structures do not create a disincentive for continued residency in public housing by families who are attempting to become economically self-sufficient through employment or who have attained a level of self-sufficiency through their own efforts

There shall review the income of families paying flat rent not less than once every three (3) years. Family composition will be reviewed annually for all families, including those paying flat rent. For a family paying flat rent there will be no utility deduction.

INCOME-BASED RENTS

The monthly Total Tenant Payment amount for a family shall be an amount, based on the total family income, as verified by the PHA that does not exceed the greatest of the following amounts:

- Thirty percent (30%) of the family's monthly-adjusted income
- Ten percent (10%) of the family's gross monthly income
- The PHA's Minimum TTP of fifty dollars (\$50)

Switching Rent Determination Methods Because of Hardship Circumstances

In the case of a family that has elected to pay the PHA's flat rent, the PHA shall within thirty (30) days provide for the family to pay rent in the amount determined under income-based rent, during the period for which such choice was made, upon a determination that the family is unable to pay the flat rent because of financial hardship, including:

- Situations in which the income of the family has decreased because of changed circumstances, loss or reduction of employment, death in the family, and reduction in or loss of income or other assistance
- An increase in expenses, due to a change of circumstance, in the family's expenses, such as increased medical costs, childcare, transportation, education, or similar items
- Such other situations as may be determined by the PHA

All hardship situations will be verified. Once a family switches to income-based rent due to financial hardship, the family must wait until its next annual recertification to select the type of rent. The rental policy developed by the PHA encourages and rewards employment and self-sufficiency.

Annual Reexamination: At time of recertification of the annual reexamination, the family will be sent a form from the PHA, on which the family will indicate whether they choose flat rent or income-based rent.

(4) Operation and Management.

Public Housing Maintenance and Management policies and procedures include:

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

Annually, according to a pre-arranged schedule or as required, the pest control technician and a representative of PHA will enter each residence to complete

fumigation for the control of vermin and/or roaches, etc. Common pests (i.e., spiders, ants), not related to a large scale infestation, should be handled as part of a resident's upkeep of the unit.

- (5) Grievance Procedures.** Grievances shall be handled in accordance with the Authority's approved grievance procedures. The written grievance procedure is incorporated into this document by reference and is the guideline to be used for grievances and appeals.

Procedure for Review. A request for an informal review must be received in writing by the close of the business day, no later than the number of days from the date of the PHA's notification of denial. Example, a 14 day notice has a 14 day review. The informal review will be held within thirty (30) days from the date the request is received. The informal review may not be conducted by the person who made or approved the decision under review, nor a subordinate of such person. The applicant will be given the option of presenting oral or written objections to the decision. Both the PHA and the family may present evidence and witnesses. The family may use an attorney or other representative to assist them at their own expense. The review may be conducted by mail and/or telephone if acceptable to both parties. A notice of the review findings will be provided in writing to the applicant within fifteen (15) days after the review. It shall include the decision of the reviewer, and an explanation of the reasons for the decision. All requests for a review, supporting documentation and a copy of the final decision will be retained in the family's file.

(6) Designated Housing for Elderly and Disabled Families

- 1) development name and number; **CAPITOL TERRACE , CA 005000103**
- 2) designation type; **Elderly**
- 3) application status; **Approved**
- 4) date the designation was approved, submitted, or planned for submission, and; **9/08/09**
- 5) the number of units affected, **314**

- 1) development name and number; **COLONIAL HEIGHTS, CA 005000104**
- 2) designation type; **Elderly**
- 3) application status; **Approved**
- 4) date the designation was approved, submitted, or planned for submission, and; **5/21/08**
- 5) the number of units affected, **107**

- 1) development name and number; **RIVER OAKS, CA 005000105**
- 2) designation type; **Elderly**
- 3) application status; **Approved**
- 4) date the designation was approved, submitted, or planned for submission, and; **5/21/08**
- 5) the number of units affected, **49**

- 1) development name and number; **RIVERVIEW APTS, CA 005000106**
- 2) designation type; **Elderly**
- 3) application status; **Approved**
- 4) date the designation was approved, submitted, or planned for submission, and; **5/21/08**
- 5) the number of units affected, **242**

- 1) development name and number; **GIBSON OAKS, CA 005000107**
- 2) designation type; **Elderly**
- 3) application status; **Approved**
- 4) date the designation was approved, submitted, or planned for submission, and; **5/21/08**
- 5) the number of units affected, **119**

(7) Community Service and Self-Sufficiency.

1)The PHA coordinates, promotes and provides programs to enhance the economic and social self-sufficiency of residents.

PHA Coordination with the Welfare (TANF) Agency

Coordination efforts between the PHA and TANF agency include:

- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program

Services and programs offered to residents and participants

The discretionary policies the PHA will employ to enhance the economic and social self-sufficiency of assisted families include:

- Public housing rent determination policies
- Public housing admissions policies
- Preference/eligibility for public housing homeownership option participation
- Economic and Social self-sufficiency programs

(2) Public Housing Family Self-Sufficiency Action Plan

The Family Self-Sufficiency Program (FSS) offers the Housing Authority of the City of Sacramento the opportunity to continue our existing program of coordinating job training, housing, childcare, and supportive services aimed at assisting very low-income families toward self-sufficiency. All of our required program elements are in place and we are administering an effective Family Self-Sufficiency Program. Our existing Family Self-Sufficiency Program Coordinating Committee is very active and consists of homeownership services, childcare, job

training, social services, educational and private sector professionals, including two program participants who provide service coordination, monitoring and review of program performance.

GOAL AND OBJECTIVES

The overall goal of Family Self-Sufficiency is:

- To enable low-income families to become economically independent of government assistance program
- To initiate and instill the concepts of self-empowerment into Family Self Sufficiency through educational training, the employment development arena and other supportive service organizations
- To get and maintain suitable employment

The objectives of the Family Self-Sufficiency are:

- To utilize and combine existing public, private resources, and community-base organizations with innovative strategies in a way that promotes economic self-sufficiency within the very low-income family. Very low-income is defined as families qualifying for public assistance through General Assistance, TANF, food stamps; families underemployed receiving less than the very low-income median as established by HUD; or unemployed families
- To integrate the Public Housing Programs with other public and private benefit programs to assist families in achieving independence from government assistance or earning a wage higher than the very low income median figures as established by HUD
- To create a solid framework for providing rental assistance while furthering educational training and employment skills development. This will enable the family to rise above present levels of education and/or employment without undue concern for the welfare and safety of the family and encourages commitment to personal growth with the possibility of continuing successes throughout the families lives
- To implement "Family Self-Sufficiency" in a manner which limits errors and maximizes resources. Also, to ensure that results are in line with local objectives and they serve as a model for other communities

I. NUMBER OF ELIGIBLE PARTICIPATING FAMILIES TO RECEIVE SUPPORTIVE SERVICES

The voluntary FSS program does not have allotted slots. Since 1992 the Authority has offered the FSS program to all of its public housing and HCV residents. Currently there are 24 public housing residents participating in the program. The Authority will continue to offer the program to all public housing residents. Currently there are approximate 3,600 residents residing in public housing.

II. PROGRAM ACTIVITIES AND SUPPORTIVE SERVICES AND RESOURCES

For very low-income families, the transition from Temporary Assistance for Needy Families (TANF) assistance to economic self-sufficiency depends on obtaining meaningful career oriented employment; that will result in wages exceeding their current monthly income. Furthermore, training, housing, childcare and transportation must be made available, financially feasible and geographically convenient. The Family Self-Sufficiency Program has incorporated all of the following activities and services into a comprehensive package that is accessible to all program participants (as incorporated in each participant's Individual Training and Service Plan (ITSP):

- Housing Assistance
- Monthly Workshops
- Support Groups
- Employment Assistance
- Homeownership
- Education
- Scholarships
- Monitoring of Clint Progress
- Personal and career counseling
- Child care assistance

A. Housing Assistance

Eligibility for the FSS Program is, first come, first serve, for public housing residents.

B. Monthly Workshops

There is a mandatory monthly FSS General Meeting that includes a workshop as part of the general meeting. The FSS staff coordinates the general meetings and guest presentations. The FSS general meeting/workshop is held in the Commission Room, a large centralized downtown conference room accessible by public transportation.

The workshops are conducted free of charge. Presentations may included: employment services at a One Stop Career Center; Career opportunities /support services at City colleges; Self-esteem; Tax Preparation; Income Tax Credit service; Adult education classes; Time Management; Stress Management; Energy Conservation; Successful Budgeting; Women's Rape Prevention & Sexual Assault Workshop; Interviewing Techniques – What The Employer is Looking for – Applications and Resumes; Parenting and many others. The workshops are offered on a monthly basis during the evening once a month; and are developed to create an environment where interaction between presenters and participants is encouraged. Guest lecturers from the public and private sectors volunteer to make presentation; and many continue

to participate. Program Coordinating Committee members are actively involved, by making presentations or sending a representative.

FSS participants are also required to attend a workshop, of their interest, on a monthly basis. Individual workshops may vary from self-help groups like AA, weight watchers, homeownership sessions, computer classes and college courses. Any workshop/class that increases an individual's growth is encouraged.

C. SUPPORT GROUPS

Support groups are available to the participants. Most of the organizations sponsoring the workshops, noted above, provide support services; as well as the County's Department of Human Assistance (TANF), Health and Human Services and One-Stop Career Centers (Attached is a list of community agencies and organizations available to our residents). In addition, successful FSS graduates have formed an Alumni Support Group. The former participants make presentation to the groups and are available as mentors for the FSS participants.

D. Employment Assistance

FSS Coordinators will spend a designated portion of their time at alternating SETA centers in order to promote the FSS Program and support current FSS members in their job search; appropriate referrals will be made to job training and placement programs. In coordination with SHRA's Employment Services Program, appropriate referrals will be made to job training and placement programs. These programs provide an array of services including vocational education training, on-the-job training, and direct placement in both the public and private sectors. The Program Coordinating Committee (PCC) has received firm commitments from various entities in this service delivery area including:

The Sacramento Employment and Training Agency (SETA)

As the local administrator of the Work Force Investment Act (WIA) in Sacramento County, SETA provides direct and subcontracted training services under the direction, of the Work Force Investment Board (WIB). This includes vocational classroom training, private sector on-the-job training placement and job search services. Many Family Self-Sufficiency participants are eligible to receive the majority of these services. The entry vehicle to all the different individual training and scholarships are the Sacramento Works One Stop Career Centers, located throughout the City.

SACRAMENTO WORKS One-Stop Career Centers are one-stop locations for training, employment and social services. It is a collaborative of over forty government agencies, school districts, colleges/universities and community

based organizations. The mission of Sacramento Works is to connect job seekers to employers by providing universal access to information through a One Stop Career Center system that integrates academic, vocational training, job training, employment, and social services.

Temporary Assistance for Needy Families (TANF) a Federal Program

The Sacramento County Department of Human Assistance (DHA) administers the Temporary Assistance for Needy Families program for Sacramento County welfare recipients. The purpose of TANF is to provide assistance to needy families with children so they can be cared for in their own home, and to reduce dependency by promoting job preparation and work. Participants in this program receive assessment testing, vocational and educational training, and/or placement services with public and private sector employers. In addition to these direct Services, TANF also offers its client's child care and transportation subsidies. It is anticipated that the bulk of Sacramento's Self-Sufficiency Program participants will be Clients of TANF.

Cal-Works in California extends additional social service support to needy families that TANF does not require. *Cal-Works* can also extend time period to families working on their goals.

Sacramento Housing and Redevelopment Agency (SHRA)

Of particular significance among the many programs administered by SHRA, is the State Enterprise Zone Program and Employment Services Program. Family Self-Sufficiency Program participants will receive employment counseling, referral, and placement, by accessing the Employment Services Program. SHRA is also the parent organization for the Housing Authority.

State of California Employment Development Department

The State of California Employment Development Department (EDD) is active with the SHRA Employment Services Program. EDD has program participants with direct access to employers within the Sacramento Business Community and further has the ability to determine job openings, and make referrals throughout the state.

E. Homeownership

Included in the Family Self-Sufficiency Program is the goal of providing families the opportunity of homeownership, which many participants feel is the ultimate achievement in economic independence. The Section 8 Homeownership program encourages families to work with Authority partners to obtain financing and home counseling and to use their escrow accounts for down payments. Through SHRA there is also a First-Time HomeBuyer

Program that provides financial assistance towards a down payment and closing costs.

F. Education

Family Self-Sufficiency will be integrated with current career counseling, job training, job placement, and on- the-job training services in existing programs through local school districts, community organization, local community colleges and universities. The FSS Program, through its Program Coordination Committee, has the ability to develop or access other unique programs should the need arise. Available local educational opportunities include:

- Adult Education (School Districts and Community Organizations)
- General Education Development (Development) Program
- Sacramento City College
- America River College
- Consumnes River College
- Sacramento State University
- University of California at Davis (UCD)
- UCD Medical Center
- Heald College
- Numerous Businesses and Job Training Schools

G. Scholarships

It is proposed that the Program Coordinating Committee and program staff work with private industry to develop a scholarship program for Family Self-Sufficiency participants. Funds would be donated by the private industry to be used for start-up expenses may include school texts, supplies, and uniforms for certain job training positions or on –the- job training positions such as in laboratories, hospitals or industrial jobs. The Program Coordinating Committee, on a case-by-case basis, could approve other incidental expenses.

H. Monitoring of Clients Progress

The FSS Program Coordinating Committee recognizes program monitoring as essential to successful implementation. Family Self-Sufficiency program staff, in coordination with designated referring agency carries out the majority of the monitoring responsibilities. These responsibilities include providing weekly support contacts with program participants assisting in the removal of barriers that might impede the progress of the participants and providing the Program Coordinating Committee with a quarterly update/monitoring report on all participants recruited, enrolled, assisted, placed or terminated from the FSS program.

In addition to guiding the progress of clients while they are in job training, clients are offered the opportunity to continue participating in the support programs/workshops for up to two years after employment. Also, to identify difficulties that might threaten a family with a return to the cycle of public dependence. In such cases, specific services are made available to support continued progress toward self-sufficiency. Thus, Family Self-Sufficiency's commitment to each participating family does not end at job placement. Follow-up and job retention assistance is considered vital to our program's success.

I. Personal and Career Counseling

Counseling and personal development training is provided and coordinated for program participants by the Program Coordinator, as well as by staff of agencies within the FSS network. Using case management techniques, the Program Coordinator works closely with the participant, and professional staff involved, insuring that: 1) the goals set are realistically achievable by the participant; 2) the training, education, and/or employment sought by the participants are consistent with their overall goals; and 3) all staff involved work in a concerted and coordinated effort. In addition to this, the Program Coordinator works closely with participants to take advantage of an array of other free services. Such services include general consumer information, home ownership counseling, support group discussions, financial counseling, pre-employment and job retention skill training.

J. Child Care Assistance

Childcare assistance is available through several sources depending on the client's situation. For example; 1) A Cal-Works participant may receive fully subsidized childcare assistance while in a pre-approved education or training program. Additionally, a Cal-Works client is eligible to receive transitional childcare assistance for up to two years after obtaining full-time employment. 2) Programs include childcare assistance as a supportive service for those in training. 3) Child Action, Inc., through a contract with Sacramento County DHA, provides their Resources and Referral Program and Alternative Payment Program. They provide subsidized childcare assistance to low income county residents who are in school, training or working.

III. IDENTIFICATION OF NEED AND DELIVERY OF SERVICES

Subsequent to a group orientation and a FSS participant's lease in subsidized housing, the Program Coordinator will schedule an appointment with the participant to develop an initial needs assessment of education, vocational interest and job aptitude. This information combined with the participants past education, work history, and any other relevant issues will be utilized to develop an Individual Training and Service Plan (ITSP) which will be

incorporated into the Contract of Participation. Referrals to education, training and employment will be based on this plan and ensuing progress.

The ITSP and the Needs Assessment will assist in determining the various supportive services required, (i.e. childcare assistance, transportation, etc.). The delivery of the services will be coordinated by the FSS Program Coordinator and facilitated through the interagency Memorandum of Understanding which includes the Sacramento Employment and Training (SETA), the local administrator of the Work Force Investment Board (WIB) and SACRAMENTO WORKS One Stop Career Centers.

The SETA One-Stop Career Centers will provide the opportunity for FSS participants to enroll in a wide variety of subsidized training programs and receive additional job placement assistance. The TANF Program will provide services through federal assistance. Child Action Inc., the local state designated Resource and Referral Agency, provides beneficial child care resources, and additionally, administers the State Department of Education's. Alternative Payment Program in which childcare is subsidy based on income.

IV. PUBLIC AND PRIVATE RESOURCES

A. Program Coordinating Committee (PCC)

As requested by HUD, a Program Coordinating Committee has been established to coordinate and advise in the planning, implementation and evaluation of the Family Self-Sufficiency Program. Members of the Committee are representatives of the agencies listed below.

- Sacramento Housing and Redevelopment Agency (SHRA) Sacramento County Department of Human Assistance (DHA) Work Force Investment Board (WIB); Sacramento Employment and Training Agency (SETA)
- SACRAMENTO WORKS ONE STOP CAREER CENTERS
- Two Participants from the FSS Program
- School Unified School District
- Sacramento City College
- Volunteer Charity
- Financial Institution
- Homebuyers Program Representative

The individuals above represent key players involved in the present referral network. Their participation has provided an excellent networking relationship with the majority of private, educational resources on a local basis.

The PCC, in addition to approving final program policies and client selection procedures, will act in the capacity of an appeals board and evaluates on-going case status. Necessary program changes or modifications required

throughout the duration of the program will be brought before the PCC. Those requiring final approval from HUD will then be forwarded to HUD.

B. Private Resources

The success of the Sacramento Family Self-Sufficiency Program is enhanced by its connection to private-sector opportunities vis-a-vis the involvement of the Redevelopment Agency's Enterprise Zone Program, Raley's food stores, TARGET stores and local banking institutions that donate or provide services to the FSS participants.

C. Public Support

Public organizations have joined the PCC and continue to make a substantial commitment of resources to the Family Self-Sufficiency Program. A brief description of the participating organizations and their role in the Family Self Sufficiency Program follows:

Sacramento Housing and Redevelopment Agency (SHRA)

Sacramento Housing and Redevelopment Agency (SHRA) is a joint powers agency for the City and County of Sacramento which provides housing, redevelopment, economic development, and community service. SHRA is comprised of the City and County Housing Authorities, and City and County Redevelopment Agencies. SHRA as a legal entity provides community/social services to targeted populations of the Housing Authorities and Redevelopment Agencies.

SHRA offers an array of support services to tenants of its public housing and FSS program participants via direct service, partnerships and contracts. Services include emergency shelter, transitional housing, employment services, alcohol and drug counseling and services coordinators. The multifaceted approach of SHRA provides a mechanism for efficiently coordinating the resources of these programs to directly assist very low-income households towards economic self-sufficiency. These efforts will be directed toward the FSS participating families. Clients participating in the FSS program will be provided with direct assistance to find housing, childcare and support services throughout the City and County. For housing, every effort will be made to help clients find suitable units throughout the area to encourage economic integration of neighborhoods.

Temporary Assistance for Needy Families (TANF) a federal program and Cal-Works a state program

The Cal-Works Program, a state-mandated program, provides case management, training, and employment and support services to eligible recipients. Sacramento County Department of Human Assistance (DHA)

administers the TANF program for Sacramento County welfare recipients. Services available to TANF participants include:

- Identifying and enrolling eligible applicants into Cal-Works where appropriate;
- Exchanging information on progress and status of Cal-Works/Family Self-Sufficiency clients;
- Subsidizing child care, transportation, and other essential needs in conjunction with training or employment; and
- Providing direct vocational assessment services, vocational training, and educational opportunities;

Child Action, Inc.

Child Action, Inc. is the local state designated childcare resource and referral non-profit agency in the Sacramento region. Child Action also administers the state funded Alternative Payment Program which is utilized to provide payment subsidies to low-income area residents. Child Action makes available the following services:

- Free childcare referral to licensed childcare programs in Sacramento County;
- Opportunities for state subsidized childcare services;
- Local and state advocacy for adequate, quality child care services
- Education and information on a variety of issues for parents and childcare providers through articles in Child Action's newsletter and through designated programs; and
- Continuation of coordinating and development of quality childcare services for very low-income families in Sacramento County.

Transportation

Public transit is one means of transportation for the participants. Regional Transit staff is working with the Family Self-Sufficiency Program Coordinators to identify specific transit routes that serve program target areas so that the information can be made available to program counselors and clients. Regional Transit staff is available to identify conditions under which program clients can take advantage of discount fares. Many of the participating job-training programs provide free transit ticket books to clients. Car pooling and discount transit fare opportunities are also coordinated through the program.

V. PROGRAM SCHEDULE

Monthly Workshops	On-going
General Meeting	Monthly
Recruitment Letters	On-going
Individual Assessment and Employability Development Plan	On-going

Alumni Support Group	On-going
Fund raiser	Yearly
Social Activities (summer and Holiday activity)	Yearly
Scholarship information	Yearly
Newsletter	Monthly
Referrals to HCV homeownership Program	On-going

VI. COORDINATION OF SERVICE/NON DUPLICATION

SHRA certifies that the development of services and activities under the FSS program have been coordinated for non-duplication of services. The PCC, representing many of the mandated groups, will assure that program implementation will continue to be coordinated in order to avoid duplication of services and activities.

VII. DESIGNATION OF THE NUMBER OF UNITS FOR FSS PROGRAM BY BEDROOM SIZE AND PROGRAM TYPE

The number of public housing units determines the Family Self-Sufficiency Program size. All residents of the approximate 3,000 units are eligible to participate in the program.

VIII. SELECTION OF FSS PARTICIPANTS

The FSS wait list shall be established in a first come first serve basis. All interested parties will be sent an application packet. All unemployed or under employed FSS applicant will require a SETA FSS Form, along with their application. SETA FSS Forms will be obtained and filled out by a SETA job counselor. Return of the completed application packet will determine placement on the wait list as follows:

- Participants are selected from the FSS wait list.
- In the event that there is an insufficient number on the FSS wait list; participants are selected from current public housing residents.
- In event the FSS applicants wait list and resident population is exhausted, participants will be selected from the existing wait list starting with the date and time of application, federal preference, etc
- All FSS contracts of participation will have a requirement that the family must utilize their public housing unit in order to maintain their FSS eligibility.

IX. SELECTION FROM PUBLIC/INDIAN HOUSING LIST

Prior to September 30, 1992 on a volunteer basis, Public Housing residents have the opportunity to participate in workshops and support services for the Family Self-Sufficiency Program. The selection process is the same as noted

above in Section IX. However, these families will not be issued a HCV voucher unless they qualify for the HCV Homeownership program.

XI. TERMINATION OF PARTICIPATION POLICY AND GRIEVANCE PROCEDURE

SHRA will adopt a policy of termination of participation and will apply it pursuant to meeting one or more of the following conditions:

- Mutual consent of the parties participating
- Failure of a participating family to honor the terms of the contract
- A participating family's achieving self-sufficiency
- Expiration of the term of the contract and any extension thereof
- A participating family's withdrawal from the Family Self-Sufficiency program
- By such other act as is deemed inconsistent with the purpose of the Family Self-Sufficiency program
- Contract terminated if over FSS income limits, or if 30% of monthly adjust income is over Fair Market rent for eligible size of the unit.
- By operation of law

XIII. GRIEVANCE PROCEDURES

The appeals board consists of the Coordinator for the Family Self-Sufficiency Program, and members of the Program Coordination Committee. An appeals form has been designed for the Family Self-Sufficiency participant to request an appeals process and submit. All participants will be made aware of their grievance rights.

The Housing Authority will apply the same policies and procedures for all ongoing operations as described in the Occupancy Policy for the Public Housing Program.

(3) The performance of eight (8) hours per month may be either volunteer work or self-sufficiency program activity, or a combination of the two.

Community Service – volunteer work, which includes, but is not limited to:

- Work at a local institution including but not limited to: school, child care center, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc.
- Work with a non-profit organization that serves PHA residents or their children such as: Boy Scouts, Girl Scouts, Boys or Girls clubs, 4-H program, PAL, Garden Center, Community clean-up programs, beautification programs, other youth or senior organizations
- Helping neighborhood groups with special projects

- Working through resident organization to help other residents with problems, serving as an officer on a Resident Committee, serving on the Resident Advisory Board
- Caring for the children of other residents so that they may volunteer

Self-Sufficiency Activities – activities that include, but are not limited to:

- Job readiness or job training programs
- GED classes
- Substance abuse or mental health counseling
- English proficiency or literacy (reading) classes
- Apprenticeships
- Budgeting and credit counseling
- Any kind of class that helps a person toward economic independence
- Full time student status at any school, college or vocational school
- Work at a local institution including but not limited to: school, child care center, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc.
- Work with a non-profit organization that serves PHA residents or their children such as: Boy Scouts, Girl Scouts, Boys or Girls clubs, 4-H program, PAL, Garden Center, Community clean-up programs, beautification programs, other youth or senior organizations
- Helping neighborhood groups with special projects
- Working through resident organization to help other residents with problems, serving as an officer on a Resident Committee, serving on the Resident Advisory Board
- Caring for the children of other residents so that they may volunteer

(8) Safety and Crime Prevention.

The PHA's plan for safety and crime prevention ensures the safety of the public housing residents. The need for measures to ensure the safety of public housing residents include high incidence of violent and/or drug-related crime in some or all of the PHA's developments, high incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments, residents fearful for their safety and/or the safety of their children, and people on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime.

The crime prevention activities conducted or to be conducted by the PHA are contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities, Crime Prevention Through Environmental Design, activities targeted to at-risk youth, adults, or seniors, Volunteer Resident Patrol, installation of security cameras, campus card access device installation, criminal background checks will be performed on existing residents on a random basis and a targeted area with reported problems.

Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan, police provide crime data to housing authority staff for analysis and action, police have established a physical presence on housing authority property (e.g., community policing office, officer in residence), police regularly testify in and otherwise support eviction cases, police regularly meet with the PHA management and residents, and agreement between PHA and local law enforcement agency has been established for provision of above-baseline law enforcement.

(9) Pets.

This pet policy is to establish the PHA's policy for ownership of pets in elderly, disabled and family housing and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. The policy also establishes reasonable rules governing the keeping of common household pets. The pet policy is designed to protect both pet owners and non-pet owners, and to ensure the animals receive responsible care. The policy applies to all pets kept in PHA housing. The rules adopted are reasonably related to the legitimate interest of the PHA to provide a decent, safe and sanitary living environment for all residents, to protect and preserve the physical condition of the premises, and to protect the financial interest of the PHA.

(10) Civil Rights Certification, 24 CFR Part 903.7 9 (o)

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

The PHA certifies that it examines its programs and proposed programs to identify any impediments to fair housing choice within its programs, addresses these impediments in a reasonable fashion in view of the resources available, works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing, and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

(11) Fiscal Audit, 24 CFR Part 903.7 9 (p)

The most recent fiscal year audit is located at:
<http://www.shra.org/Content/AboutSHRA/Departments/Finance/2008CAFR.pdf>

(12) Asset Management, 24 CFR Part 903.7 9 (q)

The agency will carry out its asset management functions with respect to the public housing inventory of the agency. The agency will continue to plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. The asset management activities the PHA will undertake include

development-based accounting, project-base vouchers and comprehensive stock assessment.

(13) Violence Against Women Act (VAWA).

The PHA works in partnership with WEAVE to provide services to child and adult victims of domestic violence, dating violence, sexual assault, or stalking. WEAVE is a primary provider of crisis intervention services for survivors of domestic violence and sexual assault in Sacramento County. It is WEAVE's mission to bring an end to domestic violence and sexual assault in partnership with our community. WEAVE's vision is a community free of violence and abuse. At WEAVE we believe that crisis intervention services are only part of the solution.

The PHA also works in partnership with Domestic Violence Intervention Center (DVIC) to provide services to child and adult victims of domestic violence, dating violence, sexual assault, or stalking. The goals of DVIC are to help victims of domestic violence and their children become survivors, educate the community about domestic violence, and help stop the cycle of domestic violence.

The PHA developed a Violence Against Womens Act (VAWA) Policy to reduce domestic violence, dating violence, and stalking and to prevent homelessness by:

- (a) protecting the safety of victims;
- (b) creating long-term housing solutions for victims;
- (c) building collaborations among victim service providers; and
- (d) assisting PHA to respond appropriately to the violence while maintaining a safe environment for PHA, employees, tenants, applicants, Housing Choice Voucher participants, program participants and others.

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

(a) Hope VI or Mixed Finance Modernization or Development.

The Housing Authority of the City of Sacramento will apply for HOPE VI funding for both or one of the following public housing developments:

CA005000101 New Helvetia (Alder Grove), 360 units
CA005000101 River Oaks (Marina Vista), 391 units

The Housing Authority of the City of Sacramento will apply for Mixed Finance Modernization for the following public housing development:

CA005000103 Capitol Terrace (Washington Plaza, 1318 E Street), 76 units
CA005000106 River View Apts (Sutterview Apartments, 2526 L Street), 77 units

Additional sites will likely be added to the above list, subject to on-going physical needs assessment and strategic planning process.

(b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act:

Development name: **City of Sacramento
4052 Weymouth Ln (PIC unit # 522128)
4225 Weymouth Ln (PIC unit # 522125)
7312 Franklin Blvd #1 (PIC unit # 522127)**
Development (project) number: **CA005000109**
Activity type: **Disposition**
Application status: **Planned application**
Date application planned for submission: **02/01/2011**
Number of units affected: **3**
Coverage of action: **Part of the development**
Timeline for activity: **120 days of projected end date of activity**

Development name: **City of Sacramento; 7045-47-24th Street**
Development (project) number: **CA005000109**
Activity type: **Demolition**
Application status: **Planned application**
Date application planned for submission: **10/18/2011**
Number of units affected: **2**
Coverage of action: **Part of the development**
Timeline for activity: **120 days of projected end date of activity**

Development name: **Single Family Scattered Sites 616 South Ave (PIC Unit 503487)**
Development (project) number: **CA005000108**
Activity type: **Disposition**
Application status: **Planned application**
Date application planned for submission: **1/1/2011**
Number of units affected: **1**
Coverage of action: **Part of the development**
Timeline for activity: **120 days of projected end date of activity**

Development name: **City of Sacramento; 1820 Capitol Avenue**
Development (project) number: **CA005000103**
Activity type: **Disposition**
Application status: **Planned application**
Date application planned for submission: **12/1/2010**
Number of units affected: **84**
Coverage of action: **Total development**
Timeline for activity: **120 days of projected end date of activity**

Development name: **City of Sacramento; 1725 K Street**
Development (project) number: **CA005000103**
Activity type: **Disposition**
Application status: **Planned application**
Date application approved, submitted, or planned for submission: **12/1/2010**
Number of units affected: **80**
Coverage of action: **Total development**
Timeline for activity: **120 days of projected end date of activity**

Development name: **City of Sacramento; 1107 – 23rd Street**
Development (project) number: **CA005000103**
Activity type: **Disposition**
Application status: **Planned application**
Date application planned for submission: **12/1/2010**
Number of units affected: **78**
Coverage of action: **Total development**
Timeline for activity: **120 days of projected end date of activity**

Development name: **City of Sacramento; 1318 E Street**
Development (project) number: **CA005000103**
Activity type: **Disposition**
Application status: **Approved**
Date application approved: **10/8/2009**
Number of units affected: **76**
Coverage of action: **Total development**
Timeline for activity: **120 days of projected end date of activity**

Development name: **City of Sacramento; 626 I Street**
Development (project) number: **CA005000106**
Activity type: **Disposition**
Application status: **Planned application**
Date application planned for submission: **03/01/2010**
Number of units affected: **108**
Coverage of action: **Total development**
Timeline for activity: **120 days of projected end date of activity**

Development name: **City of Sacramento; 2526 L Street**
Development (project) number: **CA005000106**
Activity type: **Disposition**
Application status: **Approved**
Date application approved: **10/8/2009**
Number of units affected: **77**
Coverage of action: **Total development**
Timeline for activity: **120 days of projected end date of activity**

Development name: **City of Sacramento; 320 Commerce Circle**
Development (project) number: **CA005000102**
Activity type: **Disposition**
Application status: **Submitted, pending approval**
Date application approved, submitted, or planned for submission: **4/15/2009**
Number of units affected: **1**
Coverage of action: **Total development**
Timeline for activity: **120 days of projected end date of activity**

Development name: **City of Sacramento; 3671 – 5th Avenue**
Development (project) number: **CA30P005020**
Activity type: **Disposition**
Application status: **Submitted, pending approval**
Date application submitted: **7/13/2009**
Number of units affected: **3**
Coverage of action: **Total development**
Timeline for activity: **120 days of projected end date of activity**

Development name: **City of Sacramento; 4137 Rio Linda Blvd**
Development (project) number: **CA005000109**
Activity type: **Demolition**
Application status: **Planned application**
Date application planned for submission: **09/30/2010**
Number of units affected: **1**
Coverage of action: **Total development**
Timeline for activity: **120 days of projected end date of activity**

(c) Conversion of Public Housing. None at this time.

(d) Homeownership. None at this time.

(e) Project-based Vouchers.

The Housing Authority of the City of Sacramento will use project base vouchers as a tool to promote voucher utilization and expand housing opportunities to extremely low and very low income households in 719 units in the City of Sacramento. The general location of the projected number of project-based units is the downtown and scattered sites throughout the City of Sacramento. The Housing Authority of the City of Sacramento operates more than 2,000 public housing units through its control and operation. The goals of the restructuring and/or disposition of our public housing assets are to reduce and eliminate ongoing operating and capital deficits. The downtown developments are running at a substantial operating deficit. It is clear that even the basic short-term work needed at the downtown developments and scattered sites will not be accomplished within a reasonable time with current public housing funds, and long-term operating viability.

The Housing Authority of the City of Sacramento has decided to focus on the high-rise projects located in downtown Sacramento and 216 scattered sites single family homes as the projects to undergo project based vouchers. The elderly high rise buildings Sutterview (77 units), Washington Plaza (76 units), Riverview (108 units), Comstock (80 units), Capitol Terrace (84 units), and Sierra View (78 units) all require significant improvements over the short-term to preserve their ability to serve their populations.

These downtown high-rise buildings represent a significant percentage of the Housing Authority of the City of Sacramento's portfolio and will require a significant share of capital fund resources to preserve and modernize. Due to their similar design, age, systems and population served, they have been grouped together as one development for efficiency purposes. Because of these similarities, comparable modernization techniques can be used for them all. The issues confronting the public housing portfolio are significant. The housing stock is rapidly aging, the federal government has not adequately funded public housing programs for the past seven years, and local demand for affordable housing continues to increase. The Housing Authority of the City of Sacramento must take new innovative approaches to preserve and maintain its very valuable public housing portfolio.

These units are operated in a climate of uncertain and, in general, declining operating and capital subsidies. Project basing would be consistent with the Housing Authority of the City of Sacramento PHA Plan since it would help to maintain the integrity of its operations in spite of the recent difficulties with HUD funding, but the decline in operating and capital subsidies has resulted in operating and capital shortfalls for the Housing Authority of the County of Sacramento with respect to its public housing units.

8.0 Capital Improvements.

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

See Attachment

8.2 Capital Fund Program Five-Year Action Plan

See Attachment

8.3 Capital Fund Financing Program (CFFP).

The PHA does not propose 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

Housing Needs of Families in the Jurisdiction (City of Sacramento) by Family Type							
Family Type	Over all	Affor- d- abilit y	Sup ply	Qual ity	Acce ss- ibility	Size	Loca- tion
Non-Elderly Income <= 30% of AMI	26,395	5	n/a	4	3	4	5
Non-Elderly Income >30% but <=50% of AMI	20,426	5	n/a	4	3	4	5
Non-Elderly Income >50% but <80% of AMI	28,556	4	n/a	3	2	3	4
Non-Elderly Subtotal	75,377						
Elderly Income <= 30% of AMI	3,872	5	n/a	3	5	1	5
Elderly Income >30% but <=50% of AMI	2,410	5	n/a	3	5	1	5
Elderly Income >50% but <80% of AMI	1,678	5	n/a	3	4	1	4
Elderly Subtotal	7,960						
Total Non- Elderly and Elderly Income <= 30% of AMI	20,802	5	n/a	4	4	4	5
Total Non- Elderly and Elderly Income >30% but <=50% of AMI	13,834	5	n/a	4	4	4	5
Total Non- Elderly and	16,256	4	n/a	3	3	3	4

Housing Needs of Families on the Waiting List

As of 7/14/09

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	9,304		
Extremely low income <=30% AMI	6,676	71.8	
Very low income (>30% but <=50% AMI)	1,690	18.2	
Low income (>50% but <80% AMI)	643	6.9	
Families with children	4,656	50	
Elderly families (<i>Head of Household age 62 and older</i>)	792	8.5	
Families with Disabilities (<i>Includes all families where one or more members are disabled.</i>)	3,314	35.6	
Race / American Indian or Alaska Native	420	4.5	
Race/Asian	534	5.7	
Race/Black or African American	3,810	41	
Pacific Islander	195	2.1	
Race/Native Hawaiian /other	N/A	N/A	
Race / White	2,367	25.4	
Race / Unknown /	2,638	28.4	

Housing Needs of Families on the Waiting List			
As of 7/14/09			
no response			
Ethnicity / Hispanic	1,487	19.5	
Ethnicity / Non-Hispanic	6,142	80.5	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	4083	43.9%	
2 BR	2587	27.8%	
3 BR	2010	21.6%	
4 BR	532	5.7%	
5 BR	55	.6%	
5+ BR	37	0.4%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
How long has it been closed (# of months)? 14 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

9.1 Strategy for Addressing Housing Needs.

The City of Sacramento Housing Authority strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year includes the follow:

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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Apply for Project-Based Vouchers
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

- Leverage affordable housing resources in the community through the creation of mixed finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Strategy 3: Target available assistance to families at or below 30 % of AMI:

- Adopt rent policies to support and encourage work

Strategy 4: Target available assistance to families at or below 50% of AMI:

- Adopt rent policies to support and encourage work

Strategy 5: Target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

Strategy 6: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Affirmatively market to local non-profit agencies that assist families with disabilities

Strategy 7: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

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

(10) Additional Information

(a)Progress in Meeting Mission

The Housing Authority of the City of Sacramento continues to increase the availability of safe, decent, affordable and suitable housing free from discrimination.

Progress in Meeting Goals

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

Progress: The Housing Authority of the City of Sacramento has applied for and received additional vouchers, such as Rental Assistance to Non Elderly Disabled Families. The PHA continues to work with

The PHA continues to apply for other funding to leverage the rehabilitation of our public housing.

Goal: Improve the quality of assisted housing

Progress:

- The PHA is identifying and implementing systems that will prepare it for PHAS physical inspections.
- The PHA continues to use Capital Funds to rehabilitate and modernize its public housing developments.
- The PHA is reorganizing its departments and staff to work on effectively and efficiently improve the quality of its public housing developments.

Goal: Increase assisted housing choices

Progress:

- The Housing Authority continues to research the feasibility of changes to vouchers, homeownership, site based waiting lists, and conversion to vouchers in an effort to maximize its public housing and increase quality of housing of low-income residents.

Goal: Improve community quality of life and economic vitality

Progress:

- The PHA has a database that monitors the income levels for each public housing development.
- The PHA currently provides job training and other supportive services to assist in improving the income of residents.
- The PHA is assessing community improvements through community involvement at specific sites and identifying alternative approaches to public safety.

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

Progress:

- The PHA has applied for a Public Housing Family Self Sufficiency Coordinator to continue to provide residents with a variety of programs and support services to promote self-sufficiency. Programs and services offered to residents include: job readiness, GED completion, computer literacy, family counseling, after-school programs, and health services.

- The PHA will continue to expand services pending the availability of financial resources and awarding of funds for coordinator positions.
- The PHA continues to operate a Family Self-Sufficiency program for public housing residents.

Goal: Ensure Equal Opportunity in Housing for all Americans

Progress:

- The PHA has continues to undertake affirmative measures to ensure that access to assisted housing is provided regardless of race, color, religion, national origin, sex, familial status, and disability.
- The PHA continues to attend Fair Housing workshops to insure that fair housing efforts continue to be implemented.

(b) Significant Amendment and Substantial Deviation/Modification

The PHA will consider the following to be significant amendment or substantial deviation/modification of the Annual Plans for the Housing Authority of the City of Sacramento from the 5 Year Plans if we make changes to: resident admissions and continued occupancy policy; resident screening policy; public housing rent policies; the organization of the waiting list; the use of funds under the Capital Fund; and demolition, disposition, designation, or conversion activities..

If a significant amendment and/or substantial deviation/modification occurs the public process will include: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed, and the approval by the Housing Authority Boards.

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance

N/A

**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.

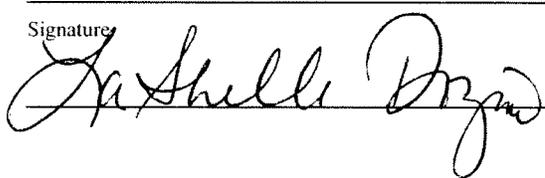
Housing Authority of the City of Sacramento
PHA Name

CA005
PHA Number/HA Code

X 5-Year PHA Plan for Fiscal Years 2010 - 2014

X Annual PHA Plan for Fiscal Years 2010 - 20

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

Name of Authorized Official	Title
LaShelle Dozier	Executive Director
Signature	Date
	10/15/2009

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name **Housing Authority of the City of Sacramento**

Program/Activity Receiving Federal Grant Funding **Capital Funds and Operating Funds**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

630 I Street, Sacramento, City of Sacramento, Sacramento, CA 95814

240 Seavey Circle, City of Sacramento, Sacramento, CA 95818

816 Revere Street, City of Sacramento, Sacramento, CA 95818

100-300 Fairgrounds, City of Sacramento, Sacramento, CA 95817

2910 35th Street, City of Sacramento, Sacramento, CA 95817

480 Redwood Avenue, City of Sacramento, Sacramento, CA 95815

3725 Cypress Avenue, City of Sacramento, Sacramento, CA 95838

423-427 W. Silver Eagle, City of Sacramento, Sacramento, CA 95834

917 38th Street, City of Sacramento, Sacramento, CA 95816

1043 43rd Avenue, City of Sacramento, Sacramento, CA 95822

3605 22nd Street, City of Sacramento, Sacramento, CA 95820

7743 Reenel Way, City of Sacramento, Sacramento, CA 95832

3740-44 9th Avenue, City of Sacramento, Sacramento, CA

4137 Rio Linda Blvd, City of Sacramento, Sacramento, CA 95838

44 Ford Rd., City of Sacramento, Sacramento, CA 95838

6129 Hermosa Street, City of Sacramento, Sacramento, CA 95822
375 Lindley Drive, City of Sacramento, Sacramento, CA 95815
4231-37 23rd Street, City of Sacramento, Sacramento, CA 95822
7458 Cosgrove Way, City of Sacramento, Sacramento, CA 95822
7462 Cosgrove Way, City of Sacramento, Sacramento, CA 95822
7466 Cosgrove Way, City of Sacramento, Sacramento, CA 95822
7434 Cosgrove Way, City of Sacramento, Sacramento, CA 95822
7844 Shrader Circle, City of Sacramento, Sacramento, CA 95832
7826 Shrader Circle, City of Sacramento, Sacramento, CA 95832
7832 Shrader Circle, City of Sacramento, Sacramento, CA 95832
7838 Shrader Circle, City of Sacramento, Sacramento, CA 95832
7705 18th Street, City of Sacramento, Sacramento, CA 95832
1801-03 71st Street, City of Sacramento, Sacramento, CA 95832
6552-6566 24th Street, City of Sacramento, Sacramento, CA 95822
7557 18th Street, City of Sacramento, Sacramento, CA 95822
3421 19th Avenue, City of Sacramento, Sacramento, CA 95820
2131 62nd Avenue, City of Sacramento, Sacramento, CA 95822
74 Arcade Blvd., City of Sacramento, Sacramento, CA 95815
3840 Clay Street, City of Sacramento, Sacramento, CA 95838
100 Fairbanks, City of Sacramento, Sacramento, CA 95838
1713 Neihart Avenue, City of Sacramento, Sacramento, CA 95832
1920 Quincy Avenue, City of Sacramento, Sacramento, CA 95822
3672 Reel Circle, City of Sacramento, Sacramento, CA 95832
105-137 Coral Gables Court, City of Sacramento, Sacramento, CA 95823
1 Clauss Court, City of Sacramento, Sacramento, CA 95820
7280-94 Mandy Drive, City of Sacramento, Sacramento, CA 95823
7269-81 Meadowgate Drive, City of Sacramento, Sacramento, CA 95823

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 **LaShelle Dozier**

Title **Executive Director**

Signature

LaShelle Dozier

Date

10/15/2009

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 Sacramento

Program/Activity Receiving Federal Grant Funding

Operating Funds and Capital Funds

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)

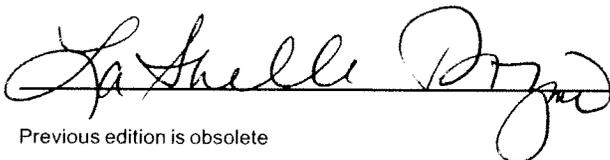
Name of Authorized Official

LaShelle Dozier

Title

Executive Director

Signature

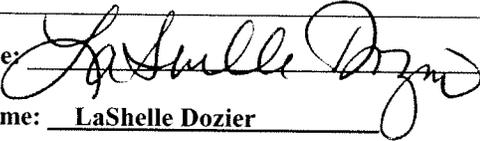


Date (mm/dd/yyyy)

10/15/2009

Disclosure of Lobbying Activities

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: a. contract <u>b</u> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: a. bid/offer/application <u>c</u> b. initial award c. post-award	3. Report Type: a. initial filing <u>a</u> b. material change For material change only: Year <u>2010</u> quarter _____ Date of last report _____	
4. Name and Address of Reporting Entity: <u>X</u> Prime _____ Subawardee Tier _____, if Known: City of Sacramento Housing Authority PO Box 1834 Sacramento CA, 95812 Congressional District, if known: 5		5. If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: <u>14.884</u>		
8. Federal Action Number, if known:	9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>		
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 reported to the Congress semi-annually and 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:  Print Name: <u>LaShelle Dozier</u> Title: <u>Executive Director</u> Telephone No.: <u>916.440.1319</u> Date: <u>10/15/2009</u>		
Federal Use Only	Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)		

RAB Comments

ACOP **2010 summary of changes**

Chapter 1

Our only concern is that some locations may not have bulletin boards because they do not have a community room. In these cases a bulletin board should be installed in the laundry room.

Response: Not all units are attached to laundry rooms and not all laundry rooms may have the space to accommodate the area needed to contain all the noted bulletins. Where the space is available we will post the specified materials.

Chapter 2

No changes suggested.

Chapter 5

(Page 5 - 3) Consideration should be given for adult children returning from military service.

Chapter 7

No comment

Chapter 8

We wish to comment on VAWA separately.

Response: The staff will meet with the RAB at a later date to discuss this matter.

Chapter 9

(Page 9 - 2) While we can certainly endorse the tenants replacing consumable items such as light bulbs, we do have a challenge with the charging for smoke detector batteries. Smoke detectors are required by state law and the law dictates that the landlord is responsible for maintaining them. The tenant has a choice whether to turn the light on or not, smoke detectors must be operated at all times.

Response: We have agreed to remove batteries from the presented change.

"To pay charges";

Does this imply that there may be charges for wear and tear that we need to be paid in a period greater than 30 days?

Response: Residents are not responsible to pay for normal wear and tear of any building component.

These charges go on a patent agreement if the tenant chooses not to pay within 30 days?

Response: Yes, a repayment agreement will be expected if charges are not paid in a timely manner.

The term will not exceed 12 months unless extended term is otherwise agreed? - Is there any criteria to the agreement?

Response: The HA, when determining the reasonableness of extending the time to pay back a debt to the Agency, may consider facts such as; tenant income, size of debt owed the HA, likeliness of continued damages based on tenant history, tenants past payment history.

(Page 9 - 8) should a live-in aid be hyphenated?

Response: We will remove the hyphen.

The resident may not allow a visitor to stay overnight without the consent of management for more than fourteen (14) cumulative days in a twelve (12) month period. Any adult not included on the HUD 50058, who has been in the unit more than fourteen (14) consecutive days, or a total of fifteen (15) cumulative days in the month, will be considered to be living in the unit as an unauthorized household member.

This is a new policy?

Response: This is a further clarification of the intent of the visitor policy. The unit is rented and housing is subsidized for those that qualify for the program and are noted on the family composition portion of the lease. The intent of the policy is to allow tenants to have visitors (intermittent guests) and not to allow someone to take up residence with a family that can extend up to five months in a years time. The change to the wording clarifies the basis of the policy.

(Page 9 – 16) The RAB supports the change in the appliance policy.

Chapter 17: The agency should establish a 20 foot no smoking zone outside all common area doors and all non-smoking units doors. Signage should indicate the 20 foot no smoking zone.

Response: The twenty foot language may be incorporated into the sign, as it is consistent with the law having to do with no smoking in public buildings. If no restrictions limit the use of the 20 foot zone for our purposes the wording will be strongly considered as an addition to the signage we state we will supply.



**Sacramento
Housing &
Redevelopment
Agency**

September 16, 2009

Valerie Feldman
Sarah R. Ropelato
Legal Services of Northern California
515 12th Street
Sacramento CA 95814

RE: Response to Comments on 2010 PHA Plan

Dear Ms. Feldman and Ropelato:

As you are aware, the public comment period for changes proposed in the 2010 Administrative Plan for the Housing Choice Voucher Program and the 2010 Public Housing Authority (PHA) Plan for the City and County of Sacramento, which includes revisions to the Admissions and Continued Occupancy Plan (ACOP) for conventional housing ran from July 24, 2009 to September 7, 2009. The ending date was extended to September 8 since the 7th was a holiday. Staff provided your office with draft copies of the documents during the beginning of the comment period to allow adequate time in the process so that both agencies could collaborate and discuss any questions or concerns. However, your comments were received by fax for the Administrative Plan on September 8 at 4:46pm and for the ACOP on September 11 at 10:58am. Comments received at the close of the comment period or outside of the comment period make it difficult to collaborate and discuss.

The Agency has accepted your comments and has submitted our formal responses below. However, in the future the Agency may not be able to respond to comments received after the comment period as that does not allow the Agency time to research the issues and to submit adequate responses to our governing body.

In some instances, your comments merely needed to be explained or clarified, since it is never our intent to establish practices that are not otherwise permissible under HUD regulations. In regards to policy differences, we have outlined the reasons for our proposed changes. Our responses to your comments, in the same order as set out in your letter, are as follows:

ADMINISTRATIVE PLAN- Housing Choice Vouchers

Chapter 1 – Statement of Policies and Objectives

Reasonable Accommodation Policy – *The Public Housing Authority (PHA) disagrees with this comment.* The PHA is subject to state law. However, the Administrative Plan is adopted pursuant to HUD requirements. HUD does not require that the PHA incorporate state law into its Administrative Plan. The language in the introduction of the Administrative Plan has been revised to clarify this so that it now says:

“Administration of the Housing Choice Voucher program and the functions and responsibilities of the PHA staff shall be in compliance with the PHA's personnel policy, HUD regulations, and all Federal and State laws as well as all local Fair Housing laws and regulations.”

Chapter 2 – Eligibility for Admission

1. HUD Factors - *The Public Housing Authority (PHA) agrees with this comment and will make the change. An applicant family must furnish Social Security numbers for all family members age six and older.*
2. Live-in Aide - *The Public Housing Authority (PHA) agrees with this comment and will make the change. A live-in aide must be at least 18 years old, unless they are an emancipated minor.*
3. Mandatory Social Security Numbers - *The Public Housing Authority (PHA) agrees with this comment and will change it back to its original statement. Applicants are required to provide verification of Social Security numbers for all family members six years and older.*

Chapter 5 – Subsidy Standards

Exceptions to Subsidy Standards - *The Public Housing Authority (PHA) agrees with this comment and will make the change to Reasonable Accommodation Request, 5-3. A person with disabilities may request a reasonable accommodation in any format, verbally, in writing, and in person. The Agency will then provide a copy of the Request for Reasonable Accommodation form to the applicant/participant if appropriate.*

Chapter 6 – Total Tenant Payment

1. Absence Due to Incarceration - *The Public Housing Authority (PHA) will also reference this section in the termination chapter of the Administrative Plan. If the sole member is incarcerated for more than thirty consecutive days and does not*

notify the Housing Authority, s/he will be considered permanently absent and the PHA will stop providing assistance payments.

2. Remaining Member of Tenant Family - *The Public Housing Authority (PHA) agrees with this comment. We will not restrict who can be the remaining family member.*

Chapter 7 – Verification

Verification of Social Security Numbers – *The Public Housing Authority (PHA) agrees with this comment and will make the change. Social Security cards must be provided as a condition of eligibility for all family members **age six and older**.*

Chapter 8 – Voucher Issuance and Briefings

1. Briefing Packet - *The Public Housing Authority (PHA) agrees with this comment. A copy of the Reasonable Accommodation brochure will be included in the documents provided to applicants/participants. A bullet will added to the list to read, **Reasonable Accommodation brochure**.*
2. Voucher Extension - *The Public Housing Authority (PHA) agrees with this comment and will make the following changes. The PHA, at its discretion, may, cease granting voucher extensions for an indefinite period **except if necessary as a reasonable accommodation**.*
3. Expiration of a Voucher - *The Public Housing Authority (PHA) accepts your comment and will include a flyer in the briefing packet that clearly states that **the family is eligible to find a unit and receive a subsidy until the voucher expires. Once the voucher expires, and any time associated with extensions and/or tolling, they are no longer eligible for rental assistance**.*
4. Tolling/Suspension of Search Time - *The Public Housing Authority (PHA) agrees with the spirit of this comment. Additional time will be given to the family to choose an appropriate-sized unit **following the reasonable accommodation** decision.*

Chapter 13 – Moves with Continued Assistance/Portability

1. Allowable Moves – *The language in the Administrative Plan is directly from the “Violence Against Women and Department of Justice Reauthorization Act of 2005.”*
2. Incoming Portability - *The Public Housing Authority (PHA) agrees with this comment and will change the language in the Administrative Plan. Families who port in to this jurisdiction should be held to the same standard as current HCV participants. Families porting into Sacramento County will have a criminal background check run and their request to port in to this jurisdiction may be denied if they do not meet the standards described in Chapter 15 where screening for*

criminal activity is discussed. However, their assistance will not be delayed while the criminal check is run.

Chapter 14 – Contract Terminations

1. *Termination of Tenancy by the Owner - The Public Housing Authority (PHA) agrees with your comment with following statement: The regulation at 24 CFR 982.310(d) provides that “other good cause” may include, but is not limited to any of the examples listed under this section in the Admin Plan.(PIH Notice 2009-18(HA). The PHA will remove the word **“Eviction”** from Chapter 14. C. Termination of Tenancy by the Owner: Evictions.*
2. *The PHA will add language that references Section 703 of Protecting Tenants at Foreclosure Act of 2009 (PFTA) addresses residential housing in which tenants who receive section 8 rental voucher assistance reside. Section 703 provides that the HAP contract shall further provide that in the case of an owner who is an immediate successor in interest pursuant to foreclosure during the term of the lease, vacating the property prior to sale shall not constitute other good cause, except that the owner may terminate the tenancy effective on the date of transfer of the unit to the owner if the owner: (1) will occupy the unit as a primary residence, and (2) has provided the tenant a notice to vacate at least 90 days before the effective date of such notice.*

Section 8(o)(7) of the 1937 Act is further amended by Section 703 to provide that the successor in interest in the case of any foreclosure of a property in which a voucher recipient resides assumes the interest in the property subject to the lease and HAP contract in place before the foreclosure. This provision confirms that the section 8 tenant’s lease is, in effect, a bona fide lease and that the HAP contract survives the foreclosure, just as the lease does.

Chapter 15 – Denial or Termination of Assistance

1. *Grounds for Termination - The Public Housing Authority (PHA) will incorporate your recommendation by not restating the family obligations, but will reference the list of family obligations written elsewhere in the Administrative Plan. Any additional grounds for termination, not referenced in the family obligations, will be specifically mentioned in this section.*
2. *The Public Housing Authority (PHA) will incorporate your recommendation to combine the two bullets regarding engaging in or threatening abusive or violent behavior toward PHA personnel and behavior that requires the police to be contacted.*

3. *The Public Housing Authority (PHA) agrees with this statement and will end the sentence at eviction as the eviction may be due to serious or repeated lease violations. The tenant conference is the time for the tenant to provide documentation about why they were evicted.*
4. *The Public Housing Authority (PHA) agrees with this statement and will make the following change: **If the family fails to give the PHA a copy of any termination of tenancy notice (which may include but is not limited to a 30-Day Notice to Vacate or 3-Day Notice to Pay or Quit) within 15 days***
5. *Sex Offenders - The Public Housing Authority (PHA) disagrees with this comment. PIH Notice 2009-35(HA) reiterates the current regulatory requirements and strongly encourages the establishment of standards and processes with a zero tolerance approach to prevent lifetime sex offenders from receiving federal housing assistance. This regulatory requirement recommends PHAs to adopt procedures at admission and recertification, which include aggressively pursuing termination of tenancy or assistance, as appropriate, for tenants subject to a State lifetime sex offender registration requirement to the extent currently allowed by law.*

Chapter 18 – Complaints and Appeals

1. *Informal Hearing Procedures – The PHA agrees with this comment and will make the following changes: include a bullet for the denial of a **reasonable accommodation** to decisions which a participant may request an informal hearing.*
2. *Procedure for Requesting an Informal Hearing for Participants – The PHA agrees with this comment and will make the following changes: lengthen the time line to request a hearing to fifteen days.*
3. *Notification of Informal Hearing – The PHA agrees with this comment and will make the following changes: change the number of days from five to three days in both places.*

Chapter 19 – Special Housing Types

Shared Housing - PIH Notice 2006-13 (page 17) prohibits shared housing when the owner is a relative of the family, even as a reasonable accommodation.

Glossary -

Good Cause – *The PHA will incorporate, **due to illness must be notified in advance** to the definition.*

ACOP – Conventional Housing

Chapter 5 – Occupancy Guidelines

1. Exceptions to Occupancy Standards - *The Public Housing Authority (PHA) clarifies your comment. On page 5-2, the ACOP already includes language: Foster children may be considered when determining unit size at move in only.*

Chapter 9 – Leasing.

1. Resident Obligation - *The Public Housing Authority (PHA) agrees with your comment and will change the following: **Operate a business (excluding a day care which requires prior PHA notification)** It is not our intention to deny a tenant the right to run a day care business only to make sure they have met their obligations to maintain proper licensing and insurance requirements for this type of business and to have notified us as the property owner that this activity is taking place on our property since we have liability for activity on our property.*
2. Pest Control - *The Public Housing Authority (PHA) agrees with this comment and will make the following changes: **Common pests (i.e., spiders, ants), not related to a large scale infestation, should be handled as part of a resident's upkeep of the unit.***

Chapter 13 – Complaints, Grievance, and Appeals

1. Informal Review Procedures for Residents - *The Public Housing Authority (PHA) agrees with this comment and will change the following: When a resident has a complaint or issue, **the grievance shall be personally presented, either orally or in writing, to the PHA office. As a first step, a Tenant Management Communication Form (TMC) should be submitted, as this will alert the site manager to the complaint or issue and allow a time to be set in order to discuss the matter informally without going to a hearing. If the complaint is not discussed at the time the TMC form is submitted then a date and time will be determined within 10 working days from receipt of the request and the resident will be notified in writing of the date, time and location of the informal settlement conference.***
2. Formal Hearing Procedures - *The Public Housing Authority (PHA) agrees with your comment and will make the following change: If the PHA is upheld by the hearing decision, a notice of termination of **tenancy will be forwarded to the legal entity representing the agency to continue with the filing of the unlawful detainer.***
3. Good Cause for Late Filed Request- *The Public Housing Authority (PHA) agrees your comment and will make the following change: **Except for good cause**, a request for an informal review must be received in writing by the close of the business day, no later than the number of days from the date of the PHA's notification of denial.*

Example, a 14 day notice has a 14 day review. The informal review will be held within thirty (30) days from the date the request is received.

4. Request for a Formal Hearing - *The Public Housing Authority (PHA) agrees your comment and will make the following change: In order to request an formal hearing, **except for good cause**, the complainant must personally present a grievance orally or in writing to the resident's housing office no later than the number of days from the date of the PHA's notice of action or seven (7) days from receipt of a Notice of Summary of Discussion of the informal review, if one was held.*

*The PHA will also add the following definition: Also added a definition of **Good Cause: (informal review or formal hearing requests) is lateness due to illness emergencies or Agency error.***

Chapter 14 – Family Debts

1. Program Fraud - *The Public Housing Authority (PHA) clarifies your comment and will make the following change: The PHA has a zero tolerance policy for program fraud. If a family commits intentional program fraud, the PHA will initiate **termination of tenancy** proceedings immediately. The PHA will issue a 30 day Notice of Tenancy Termination as **a first step in this process**. Families who commit program fraud will be required to repay the amount in full within 10 days. If the full amount is paid within this time period, the family will be able to leave housing without an eviction record. The PHA will issue a 30 day Notice of Tenancy Termination as part of our eviction proceedings.*

Sincerely,


IshaShelle Dozier
Executive Director

cc: William Kennedy, Managing Attorney

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

Grant Type and Number
Capital Fund Program Grant No. CA30P00550106
Replacement Housing Factor Grant No.

Federal FY of Grant:
2006

Original Annual Statement Performance and Evaluation Report for Disasters/Emergencies Reserve for Disasters/Emergencies X Revised Annual Statement (revision no: 13)
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report
Line No. Summary by Development Account Total Estimated Cost Total Actual Cost

Line No.	Description	Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	745,645	745,645	745,645	745,945
3	1408 Management Improvements	570,082	644,660	644,660	644,660
4	1410 Administration	372,822	372,822	372,822	372,822
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	245,299	257,838	257,838	257,838
9	1450 Site Improvements				
10	1460 Dwelling Structures	274,569	156,923	144,949	140,466
11	1465.1 Dwelling Equipment-Nonexpendable	1,519,809	1,550,337	1,545,070	1,353,472
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	0	0.001	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)		\$3,728,225	\$3,710,985	\$3,515,203
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of HA Executive Director and Date:
[Signature] 3/22/10

Signature of HUD Public Housing Director and Date:

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 SACRAMENTO

Grant Type and Number
 Capital Fund Program Grant No. CA30P00550106
 Replacement Housing Factor Grant No.

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	Funds Obligated	Funds Expended	
HA-Wide Operations	Operations	1406	1	745,645	745,645	745,645	745,945	
	Subtotal			\$745,645	\$745,645	\$745,645	\$745,945	
HA-Wide Management Improvements	Resident Training Programs	1408	1	545,082	644,659.89	644,660	644,660	
	Resident Programs	1408	1	0	0	0	0	
	Computers/Vehicle Replacement	1408	1	25,000	0	0	0	
	Subtotal			\$570,081.89	\$644,659.89	\$644,660	\$644,660	
Administration	Program Administration	1410	1	155,618	155,618	155,618	155,618	
	Procurement & Labor Compliance	1410	1	178,412	178,412	178,412	178,412	
	Sundry	1410	1	38,792	38,792	38,792	38,792	
	Travel	1410	1	0	0	0	0	
	Subtotal			\$372,821.67	\$372,821.67	\$372,822	\$372,822	
Fees & Costs	Permits, Fees, Planning Costs	1430		19,737	28,935.75	28,936	28,935.75	
	Architects & Engineers			20,803	33,435.25	33,435	33,435.25	
	Architects Salaries			49,208	39,202.40	39,202	39,202.40	
	Laboratory Testing & Consultants			0	0	0	0.00	
	Design & Construction Technicians			155,551.48	156,265.09	156,265	156,265.09	
	Subtotal			\$245,299	\$257,838.49	\$257,838	\$257,838	
Relocation	Relocation Costs	1495		0	0	0	0	
	Subtotal			\$0	\$0	\$0	\$0	
5-01 New Helvetia	Tree Replacement	1450	1	19,545.5	19,545.50	19,546	19,546	Valley Crest
2361 // 2362	Engineering & Architectural Svcs	1450		3,600	3,600	3,600	3,600	C080003 Valley Cr
	Roofing	1460		4,183.62	0.00	0	0	JE .38
	Fence Removal	1460		6,348	51,994.00	51,994	47,906	
	Metal Doors	1460	1	5,235	5,235	5,235	5,235	C080053 Benson
	Plumbing	1450		65,620	65,620	65,620	65,620	C080241 Bonzai Constr
	Hazardous Material Abatement	1450		3,747.00	3,746.11	3,746	3,746	JE .89
	Exhaust Fans	1450		5,775	5,775	5,775	5,775	
	Subtotal			130,000	0.00	0	0	
				\$244,054	\$155,515.61	\$155,516	\$151,428	
5-06 Sierra Vista Apts	Gate Entry System	1450	1	45,930	45,930	45,930	45,930	C070008
(2321) 1107 23rd St	Subtotal			\$45,930	\$45,930.00	\$45,930	\$45,930	JE .44

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 SACRAMENTO
 Grant Type and Number: Capital Fund Program Grant No. CA30P00550106
 Federal FY of Grant: 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	Funds Obligated	Funds Expended	
5-02 River Oaks	Tree Replacement	1450	1	7,435	7,435	7,435	7,435	C050044B ValleyCr
2371	Playground Compliance	1450	1	26,439	26,439	26,439	26,439	
2371	Site Lighting/Asbestos Abatement	1450	1	15,735	15,735	15,735	15,735	
2371	Concrete	1450	1	1,600	1,600	1,600	1,600	
	Roofing	1460	1	302,870.50	302,870.50	302,871	302,871	C080012 GKP Roof
	Subtotal			\$354,080	\$354,079.50	\$354,080	\$354,080	
5-08 Comstock	Preventive Maintenance (Anchors)	1460		0	0	0	\$0	
K Street	Subtotal			\$0	\$0	\$0	\$0	
5-09 Washington Plaza	Modernization (Roof & Anchors)	1460		0.39	0.39	0.39	0.39	
E Street	Subtotal			\$0.39	\$0.39	0.39	0.39	
5-19 City Seat Sites	Modernization	1460		25,153.60	25,153.60	25,154	25,154	Need to JE 40
	Subtotal			\$25,154	\$25,153.60	\$25,154	\$25,154	
2342 3543 1st Ave	Emergency Plumbing replacement	1450		6,598	6,598	6,598	6,598	
	Permit Fees	1460		600	689	689	689	
	Subtotal			\$7,198	\$7,287.20	\$7,287	\$7,287	
2344 2910 35th St	Modernization	1460		160,946	167,299	165,349	4,403	
	Subtotal			\$160,946	\$167,299	\$165,349	\$4,403	
2346 - 100 Fairgrounds	Permit Fees	1460		0	3,278	3,278	3,278	
	Subtotal			\$0	\$3,278.20	\$3,278	\$3,278	
Lexington - 2380	Roofing 3254 Santa Cruz	1460		12,125	12,125	12,125	12,125	
272 Arcade	JE Correction/CO #3	1460		927	1,330	0	0	
	JE Correction/CO #3	1450		0	1,521	0	0	
	Subtotal			\$13,052	\$14,976.54	\$12,125	\$12,125	
Windscape PB8	JE Correction	1460		46,572	46,572	46,572	46,572	
2390	Millennium Terrace	1450		3,169	3,294	3,294	3,294	
7557 18th St	Hazmat Abatement	1450		768	768	768	768	
4113 3rd Ave	Siding/Painting	1460		25,514	25,514	25,514	25,514	
375 Lindley Dr	Co #2 & 3	1460		1,367	3,200	2,039	0	
	Co #3	1450		0	1,921	256	0	
4231-37 23rd St	Modernization	1460		92,972	92,972	92,972	92,972	
7434 Cosgrove	Modernization	1460		76,404	76,404	76,404	76,404	
7458 Cosgrove	Modernization	1460		76,404	76,404	76,404	76,404	
7463 Cosgrove	Modernization	1460		76,404	76,404	76,404	76,404	

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 SACRAMENTO

Grant Type and Number
 Capital Fund Program No. CA30P00550106
 Replacement Housing Factor Grant No.

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	Funds Obligated	Funds Expended	
7466 Congrove	Modernization	1460		76,404	76,404	76,404	76,404	
7826 Shrader Cir	Modernization	1460		60,804	60,804	60,804	59,992	
7832 Shrader Cir	Modernization	1460		52,684	52,684	52,684	52,684	
7838 Shrader Cir	Modernization	1460		52,684	52,684	52,684	52,684	
7844 Shrader Cir	Modernization	1460		52,684	52,684	52,684	52,684	
18th/Reel/Neihart/62	Modernization	1460		18,344	18,344	18,344	0	
1801-03 71st Street	Modernization	1460		0	0	0	0	
Ford/Fairbanks	Modernization	1460		12,981	0	0	0	
Reeuel & Hermosa	Modernization	1460		180,698.00	180,698	180,698	180,698	
3840 Clay St	Change Order	1460		4,098	4,822	4,098	0	
3840 Clay St	Change Order #2, #3	1450		3,789	4,744	3,789	0	
18th/Reel/Neihart/62	Modernization	1450		439	439	439	0	
Windscape PB8	Permit Fees	1460		10,392.18	10,392.18	10,392	10,392	
	Subtotal			\$925,575.08	\$918,151.81	\$913,646	\$885,877	
5-20 River Oaks Seal	Windows/Siding/Insulation	1460	1	0	\$0	\$0	\$0	
7045 & 7047 24th St	Modernization (7045 & 7047 24th St)	1460		0	\$0	\$0	\$0	
	Subtotal			\$0	\$0	\$0	\$0	
2312 - 375 Cypress	Change Order #3	1450		0	7,832	0	\$0	
	Subtotal			\$0	\$7,832	\$0	\$0	
2332 - Clauss Ct	Permit Fees/Change Order #1	1460		0	7,655	7,655	7,655	
	Subtotal			\$0	\$7,654.79	\$7,655	\$7,655	
2104 HA - Wide	Preventative Maintenance Program	1460		18,389	0	0	0	
	Subtotal			\$18,389	\$0	\$0	\$0	

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

Grant Type and Number
Capital Fund Program Grant No. CA30P00550107
Replacement Housing Grant No.

Federal FY of Grant: 2007

Original Annual Statement Reserve for Disasters/Emergencies
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report
Line Summary by Development Account No. Total Estimated Cost Total Actual Cost

Line No.	Description	Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	751,809	751,809	751,809	637,966
3	1408 Management Improvements	751,809	622,401	622,401	248,724
4	1410 Administration	373,694	375,905	375,905	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	413,110	499,685	499,685	306,970
8	1440 Site Acquisition				
9	1450 Site Improvements	0	289,803	277,302	161,927
10	1460 Dwelling Structures	1,443,624	1,219,443	1,193,583	163,900
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	25,000	0	0	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$3,759,046	\$3,759,046	\$3,720,685	\$1,519,487
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of HA Executive Director and Date:
[Signature] 11/6/07

Signature of HUD Public Housing Director and Date:

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 SACRAMENTO

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	Funds Obligated	Funds Expended	
HA-Wide Operations	Operations	1406	1	751,809	751,809	751,809	637,966	
	Subtotal			\$751,809	\$751,809	\$751,809	\$637,966	
HA-Wide Management Improvements	Resident Training Programs	1408	1	751,809	622,401	622,401	248,724	
	Subtotal			\$751,809	\$622,401	\$622,401	\$248,724	
Administration	Program Administration	1410	1	283,694	285,905	285,905	0	
	Procurement & Labor Compliance	1410	1	90,000	90,000	90,000	0	
	Subtotal			\$373,694	\$375,905	\$375,905	\$0	
Fees & Costs	Architects & Engineers	1430	1	311,810	311,810	311,810	212,284	
	Design & Construction Technicians		1	101,300	187,875	187,875	94,686	
	Subtotal			\$413,110	\$499,685	\$499,685	\$306,970	
Relocation	Relocation Costs	1495	1	25,000	0	0	0	
	Subtotal			\$25,000	\$0	\$0	\$0	
Alder Grove	Tree Replacement	1450	1	0	6,621	0	0	
	Roof Repair	1460	1	0	75,000	75,000	0	C080012A
	Upgrade Bathroom Venting	1460	1	0	1,654	1,654	1,654	
2362	Exterior Paint	1450	1	0	119,083	119,083	119,083	C080037
2361/2362	Asphalt	1450	1	0	20,375	20,375	20,375	C090173
	Subtotal			\$0	\$202,358	\$195,737	\$120,737	
Marina Vista	Playground Compliance	1450	1	0	0	0	0	
	Security / Lighting	1450	1	0	21,022	21,022	21,022	C080347/C080361
	Roofs	1460	1	0	0	0	0	
	Tree Replacement	1450	1	0	5,880	0	0	
	Subtotal			\$0	\$26,902	\$21,022	\$21,022	
Oak Park	JE Correction	1460	1	0	1	1	1	
2343 (Lincoln)	Subtotal			\$0	\$1	\$1	\$1	

Grant Type and Number
 Replacement Housing Grant No. CA30P00550107
 Capital Fund Program Grant No. CA30P00550107

Federal FY of Grant:
 2007

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

HA-Wide Operations		Grant Type and Number Capital Fund Program Grant No. CA30P00550107 Replacement Housing Factor Grant No.				Federal FY of Grant: 2007		Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Original Total Estimated Cost	Revised Total Estimated Cost	Funds Obligated Total Actual Cost	Funds Expended	
The Mill								
2311 (Redwood)	IE correction	1460	1	0	1,447	1,447	1,447	
2311 (Redwood)	Construction	1460	1	0	474,980	474,980	0	C090200
	Subtotal			\$0	\$476,427	\$476,427	\$1,447	
2312 (Cypress)	Security Gates, card reader, camera	1450	1	0	115,000	115,000	0	C090236
	Subtotal			\$0	\$115,000	\$115,000	\$0	
2314 Fairgrounds	Playground	1450	1	0	0	0	0	
	Subtotal			\$0	\$0	\$0	\$0	
2315 W. Silvereagle	Blockwall	1450	1	0	0	0	0	
	Subtotal			\$0	\$0	\$0	\$0	
Windscape PB8								
2390								
7757 18th	Windows/Siding/Insulation	1460	1	0	81,921	81,921	0	C090206
7743 Reenel	Windows/Siding/Insulation	1460	1	0	50,000	50,000	0	C080248
3421 19th Ave	Windows/Siding/Insulation	1460	2	0	50,000	50,000	28,073	C090199
3605 22nd Ave	Windows/Siding/Insulation	1460	1	0	50,000	50,000	28,350	C090199
3840 Clay Street	Drawing Designs	1460	0	0	0	0	0	C090067
Cosgrove	Change Order #3	1460	1	0	20,442	20,442	20,442	C080228
100 Fairbanks Ave	Windows/Siding/Insulation	1460	0	0	65,000	65,000	6,683	C090205
1713 Nelhart Ave	Windows/Siding/Insulation	1460	0	0	77,957	77,957	0	C090206
1920 Quincy Ave	Windows/Siding/Insulation	1460	0	0	0	0	0	
3672 Reel Cir	Windows/Siding/Insulation	1460	0	0	70,445	70,445	0	C090206
Shrader Circle	Change Order	1460	0	0	22,011	22,011	0	C080223
2390	Site Improvement	1450	0	0	0	0	0	
	Subtotal				\$487,776	\$487,776	\$83,547	
2380--Lexington								
1340 Stephanie	Windows/Siding/Insulation	1460	1	0	75,139	75,139	75,139	C090084
272 Arcade Blvd	Windows/Siding/Insulation	1460	1	0	85,000	79,033	3,559	C090171/C090234
2380	Engineer/Architect Svcs	1460	1	0	0	0	0	
6129 Hermosa	Site Improvement	1450	0	0	375	375	375	
	Subtotal			\$0	\$160,514	\$154,547	\$79,072	

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

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	Funds Obligated	Funds Expended	
Meadow Commons								
2332 Claus Ct	Security Gate Designs	1450		0	0	0	0	C090163
	Subtotal			\$0	\$0	\$0	\$0	
2335 Mandy Dr	Construction Drawings	1450	1		0	0	0	C090193
	Subtotal			\$0	\$0	\$0	\$0	
2104	Modernization	1460	1	\$1,443,624	\$19,893	\$0	\$0	

Grant Type and Number
 Capital Fund Program Grant No. CA30P00550107
 Replacement Housing Factor Grant No.

Federal FY of Grant:
2007

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

Grant Type and Number
Capital Fund Program Grant No. CA30P00550108
Replacement Housing Factor Grant No.

Federal FY of Grant:
2008

Original Annual Statement Performance and Evaluation Report for Period Ending: Reserve for Disasters/Emergencies X Revised Annual Statement (revision no: 5)
Final Performance and Evaluation Report

Line No. Summary by Development Account Total Estimated Cost Total Actual Cost

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
1	Total non-CFP Funds		
2	1406 Operations	734,974	569,090
3	1408 Management Improvements	623,696	0
4	1410 Administration	367,487	55,102
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	397,724	80,978
8	1440 Site Acquisition		
9	1450 Site Improvements	778,658	10,321
10	1460 Dwelling Structures	772,331	93,861
11	1465.1 Dwelling Equipment-Nonexpendable		
12	1470 Nondwelling Structures		
13	1475 Nondwelling Equipment		
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs	0	0
18	1499 Development Activities		
19	1501 Collateralization or Debt Service		
20	1502 Contingency		
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$3,674,870	\$3,105,381
22	Amount of line 21 Related to LBP Activities		
23	Amount of line 21 Related to Section 504 compliance		
24	Amount of line 21 Related to Security - Soft Costs		
25	Amount of line 21 Related to Security - Hard Costs		
26	Amount of line 21 Related to Energy Conservation Measures		
Signature of HA Executive Director and Date:		5/14/10	Signature of HUD Public Housing Director and Date:

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 SACRAMENTO
 Grant Type and Number: Capital Fund Program Grant No. CA30P00550108
 Replacement Housing Factor Grant No. 2008
 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	Funds Obligated	Funds Expended	
HA-Wide Operations	Operations	1406	1	734,974	734,974	734,974	569,090	
	Subtotal			\$734,974	\$734,974	\$734,974	\$569,090	
HA-Wide Management Improvements	Resident Training Programs	1408	1	623,696	608,696	623,696	0	
	Subtotal			\$623,696	\$608,696	\$623,696	\$0	
Administration	Program Administration	1410	1	277,487	277,487	277,487	28,216	
	Procurement & Labor Compliance	1410	1	90,000	90,000	90,000	26,886	
	Subtotal			\$367,487	\$367,487	\$367,487	\$55,102	
Fees & Costs	Architects & Engineers	1430	1	286,446	286,446	286,446	80,978	
	Design & Construction Technicians		1	111,278	111,278	111,278	0	
	Subtotal			\$397,724	\$397,724	\$397,724	\$80,978	
Relocation	Relocation Costs	1495	1	0	0	0	0	
	Subtotal			\$0	\$0	\$0	\$0	
Buena Vista								
2302 - H Street	Entry System	1450	1	20,000	20,000	0	0	
2304 - 38th St	Permit fees	1460	1	100,000	3,670	3,670	3,670	
	Subtotal			\$120,000	\$23,670	\$3,670	\$3,670	
2311 - The Mill	Concrete/site drainage	1450	1	100,000	19,268	0	0	
	Countertop/drywall/paint	1460	1	200,000	9,896	0	0	
	Subtotal			\$300,000	\$29,164	\$0	\$0	
Meadow Commons								
2331 - 43rd Ave	Siding Repair	1460	1	10,000	9,000	0	0	
2332 - Claus Court	Fence/Camera/Lighting/Phone	1450	80	618,658	678,518	629,733	3,195	
2332 - Claus Court	smoke detectors/roof top outlets	1460	80	0	25,755	19,589	0	
2333 - 24th Street	Siding/Roots/Gutters	1460	80	50,000	50,000	2,603	2,603	
2335 - Mandy Drive	Fence/Drive Access	1450	24	25,000	25,000	7,126	7,126	
2336 - Coral Gables	Posts/Playground/sidewalks	1450	14	15,000	0	0	0	
	Subtotal			\$718,658	\$788,273	\$659,052	\$12,925	

**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 SACRAMENTO

Grant Type and Number
Capital Fund Program Grant No. CA30P00550108
Replacement Housing Factor Grant No.

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	Funds Obligated	Funds Expended	
2346 - 100 Fairgrounds	Siding	1460	1	0	0	0	0	
	Subtotal			\$0	\$0	\$0	\$0	
2361 Alder Grove	Exhaust fans	1460	1	0	66,489	0	0	
2361 Alder Grove	Roofs	1460	1	0	75,000	0	0	
	Subtotal			\$0	\$141,489	\$0	\$0	
2371 - Marina Vista	Insulation and tub surround	1460	1	11,000	11,000	11,000	11,000	
2371 - Marina Vista	Roofs	1460	1	0	90,000	0	0	
	Subtotal			\$11,000	\$101,000	\$11,000	\$11,000	
2380 - Lexington Place	Roof - 3254 Santa Cruz Way	1460	1	0	14,000	14,000	0	
Olmstead & Barton	Chg #1	1460	1	0	9,000	9,000	0	
Barton	Chg Order #1	1450	1	0	2,552	2,552	0	
34th, 36th St/Golf View	Rehab home	1460	3	0	6,477	0	0	
34th, 36th St/Golf View	landscape/concrete/pest control	1450	3	0	1,000	0	0	
various SFHs	Relocation	1495	1	0.00	20,055	0	0	
	Subtotal			\$0	\$53,084	\$25,552	\$0	
2390 - City Seats								
7705 18th Street	Modernization	1460	1	60,000	\$0	0	0	
1801-03 71st Street	Modernization	1460	1	55,000	0	0	0	
44 Ford Road	Modernization	1460	1	56,000	56,000	56,000	17,871	
Ford/Fairbanks	Change Order	1460	1	0	12,981	12,981	11,683	
4137 Rio Linda	Modernization	1460	1	50,000	0	0	0	
375 Lindley	Modernization	1460	1	47,033	47,033	47,033	47,033	
375 Lindley	Chg #1	1460	1	0	4,894	4,894	0	
3740-44 9th Ave	Modernization	1460	1	20,000	0	0	0	
3605 22nd	Modernization	1460	1	50,000	0	0	0	
Shrader Cir 4(SFH)	Rehab homes	1460	4	0	148,714.72	148,714.72	0	
Renege/Hermosa	Rehab homes	1460	2	0	12,603.01	12,603.01	0	
Belden/PBGRP 4	Rehab homes	1460	3	0	107,362.00	0.00	0	
Belden/PBGRP 4	landscape/concrete/pest control	1450	3	0	29,721	0	0	
various SFHs	Relocation	1495	1	0.00	15,000	0	0	
	Subtotal			\$338,033	\$429,309	\$282,226	\$76,587	
2104	Modernization	1460	1	\$63,298	\$0	\$0	\$0	

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

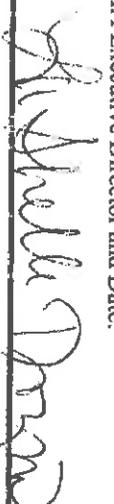
Grant Type and Number
Capital Fund Program Grant No. CA30S00550109
Replacement Housing Factor Grant No.

FFY of Grant: 2009
FFY of Grant Approval: 2009

X Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
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Line No.	Description	Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements		\$3,541,410		
10	1460 Dwelling Structures		\$1,110,250		
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)		\$4,651,660		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of HA Executive Director and Date:  4-8-09

Signature of HUD Public Housing Director and Date:

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 SACRAMENTO		Grant Type and Number		Capital Fund Program Grant No: CA30S00550109		FFY of Grant: 2009		FFY of Grant Approval: 2009		State of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost	Funds Obligated	Funds Expended				
2331 - 1043 43rd Ave	Modernization	1460	1	100,000						
	Modernization	1450	1	100,000						
	Subtotal			\$200,000	\$0	\$0		\$0		
2332 - 1 Clauss Ct	Modernization	1460	1	150,000						
	Modernization	1450	1	350,000						
	Subtotal			\$500,000	\$0	\$0		\$0		
2333 - 6552-6556 24th	Modernization	1460	1	180,000						
	Modernization	1450	1	20,000						
	Subtotal			\$200,000	\$0	\$0		\$0		
2335 - Mandy Meader	Modernization	1460	1	178,000						
	Modernization	1450	1	177,000						
	Subtotal			\$355,000	\$0	\$0		\$0		
2342 - 3543 1st Ave	Modernization	1460	1	5,000						
	Modernization	1450	1	45,000						
	Subtotal			\$50,000	\$0	\$0		\$0		
2343 - 2845 37th St	Modernization	1460	1	27,000						
	Modernization	1450	1	243,000						
	Subtotal			\$270,000	\$0	\$0		\$0		
2344 - 2910-12 35th St	Modernization	1460	1	30,000						
	Modernization	1450	1	170,000						
	Subtotal			\$200,000	\$0	\$0		\$0		

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

Grant Type and Number
Capital Fund Program Grant No: CA30S00550109
Replacement Housing Factor Grant No.

FFY of Grant: 2009
FFY of Grant Approval: 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	Funds Obligated	Funds Expended	
2346- 100-330 Fairgrounds	Modernization	1460	1	45,000				
	Modernization	1450	1	255,000				
	Subtotal			\$300,000	\$0	\$0	\$0	
2304 - 917 38th St	Modernization	1460	1	17,250				
	Modernization	1450	1	97,750				
	Subtotal			\$115,000	\$0	\$0	\$0	
2311 - 480 Redwood	Modernization	1460	1	187,500				
	Modernization	1,450	1	562,500				
	Subtotal			\$750,000	\$0	\$0	\$0	
2312 - 3725 Cypress St	Modernization	1460	1	55,500				
	Modernization	1450	1	314,500				
	Subtotal			\$370,000	\$0	\$0	\$0	
2380 - Lexington Pl	Modernization	1460	1	95,000				
	Modernization	1450	1	835,000				
	Subtotal			\$930,000	\$0	\$0	\$0	
2390 - Windscape	Modernization	1460	1	40,000				
	Modernization	1450	1	371,660				
	Subtotal			\$411,660	\$0	\$0	\$0	

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: City of Sacramento Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA30P00550109 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹
				Original	Revised ²	
1	Total non-CFP Funds			\$0		
2	1406 Operations (may not exceed 20% of line 21) ³			\$723,988	\$ 723,988	\$723,988
3	1408 Management Improvements			\$723,988	\$ 723,988	\$723,988
4	1410 Administration (may not exceed 10% of line 21)			\$361,994	\$ 361,994	\$361,994
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition			\$180,997	\$ 180,997	
9	1450 Site Improvement			\$767,988	\$ 528,386	
10	1460 Dwelling Structures			\$860,987	\$1,100,589	
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.

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: City of Sacramento Housing Authority (CA005)	Grant Type and Number Capital Fund Program Grant No: CA30P00550109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009	FFY of Grant Approval: 2009

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
		Total Estimated Cost		Total Actual Cost ¹	
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	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)	\$3,619,942	\$3,619,942		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>[Signature]</i>		3/22/10			

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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 CFF Grants for operations.
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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: City of Sacramento Housing Authority (CA005)		Grant Type and Number Capital Fund Program Grant No: CA30P00550109 CFPP (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 Original	Revised ¹	Total Actual Cost Funds Obligated ²	Funds Expended ²	Status of Work
PHA Wide	Operations	1406		\$723,988	\$723,988	\$723,988		
PHA Wide Mgmt	Management Needs Improvements	1408		723,988	\$723,988	\$723,988		
PHA Wide	Program Administration	1410		\$361,994	\$361,994	\$361,994		
Fees & Costs	Architects & Engineers	1430		\$100,000	\$100,000			
	Design & Construction Architecture	1430		\$ 80,997	\$ 80,997			
2304 - 38th Street	SI - landscape, concrete, hazmat, pest cntl	1450	30 units	\$100,000	\$ 1,510			
	DS - roof/elec & plumb upgrades	1460	30 units	\$ 55,000	\$ 48,740			
2332 - Clauss Court	SI - landscape, concrete, hazmat, pest cntl	1450	80 units	\$120,000	\$114,103			
	DS - roof/elec & plumb upgrades	1460	80 units	\$150,000	\$ 53,695			
2333 - 24th Street	SI - landscape, concrete, pest cntl, hazmat	1450	8 units	\$ 70,000	\$ 3,390			
	DS - plumbing & electrical upgrades	1460	8 units	\$160,000	\$ 20,830			
2371 - Marina Vista	SI - landscape, concrete, pest cntl, hazmat	1450	392 units	\$295,988	\$295,988			
	DS - windows	1460	15 bldgs	\$100,000	\$100,000			
2342 - 1 st Avenue	SI - landscape, concrete, hazmat, pest cntl	1450	32 units	\$0	\$ 2,300			
	DS - dry rot, windows, doors	1460	32 units	\$0	\$ 35,650			
2104	DS	1460		\$0	\$297,257			

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: City of Sacramento Housing Authority (CA005)		Grant Type and Number Capital Fund Program Grant No: CA30P00550109 CFFP (Yes/No) Replacement Housing Factor Grant No:		Federal FFY of Grant: 2009		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Total Actual Cost Revised ¹ Funds Obligated ²	Funds Expended ²	Status of Work
2331 - 43 rd Ave	SI - landscape, concrete, hazmat, pest contr DS - electrical & plumbing upgrades	1450 1460	28 units 28 units	\$ 62,000 \$ 0	\$ 12,200 \$ 19,200		
2335 - Mandy/Meads	SI - landscape, concrete, hazmat, pest contr DS - plumbing & electrical upgrades	1450 1460	24 units 24 units	\$ 0 \$ 0	\$ 21,200 \$ 36,100		
2343 - 37th Street	SI - landscape, concrete, hazmat, pest contr DS - plumbing & electrical upgrades	1450 1460	18 units 18 units	\$ 0 \$ 0	\$ 3,825 \$ 25,575		
2344 - 35th Street	SI - landscape, concrete, hazmat, pest contr DS - plumbing & electrical upgrades	1450 1460	20 units 20 units	\$ 70,000 \$ 0	\$ 15,630 \$ 42,270		
2346 - Fairgrounds Dr	SI - landscape, concrete, hazmat, pest contr DS - plumbing & electrical upgrades	1450 1460	24 units 24 units	\$ 0 \$ 0	\$ 7,555 \$ 25,285		
2361/62 - Alder Grove	DS - roof/mod porches/windows/CH&A	1460	360 units	\$ 395,987	\$ 395,987		
2380 - Lexington Place	SI - landscape, concrete, hazmat, pest contr	1450	5 units	\$ 0	\$ 50,685		

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Part I: Summary PHA Name: City of Sacramento Housing Authority (CAOMS)		Grant Type and Number Capital Fund Program Grant No: CA00500010609T (Capital Fund Public Housing Transformation Recovery Competitive Grant) Replacement Housing Factor Grant No: Date of CFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds		\$0			
2	1406 Operations (may not exceed 20% of line 21) ³		\$0			
3	1408 Management Improvements		\$0			
4	1410 Administration (may not exceed 10% of line 21)		\$1,000,000			
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		\$900,000			
8	1440 Site Acquisition					
9	1450 Site Improvement		\$1,000,000			
10	1460 Dwelling Structures		\$7,100,000			
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					

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Part 1: Summary		PHFA Name: City of Sacramento		Grant Type and Number	
Housing Authority		Capital Fund Program Grant No: CA30P0050110 (ESTIMATED)		FFY of Grant: 2010	
		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
		Date of CFFP:			

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds			\$0			
2	1406 Operations (may not exceed 20% of line 21) ³			\$ 723,988			
3	1408 Management Improvements			\$ 723,988			
4	1410 Administration (may not exceed 10% of line 21)			\$ 361,994			
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs			\$ 193,423			
8	1440 Site Acquisition						
9	1450 Site Improvement			\$ 771,549			
10	1460 Dwelling Structures			\$ 845,000			
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						

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Part I: Summary		FFY of Grant: 2010	
PHA Name: City of Sacramento Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA30P0050110 (ESTIMATED) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2010	

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				
18ba	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)	\$3,619,942			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				

Signature of Executive Director: *[Handwritten Signature]*

Date: 5/19/10

Signature of Public Housing Director

Date

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Part II: Supporting Pages

PHA Name: City of Sacramento Housing Authority (CA005)		Grant Type and Number Capital Fund Program Grant No: CA30P00550110 (Estimated) CFPP (Yr(s)/ No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2010		Total Estimated Cost		Total Actual Cost		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²			
PHA Wide	Operations	1406		\$ 723,988						
PHA Wide Mgmt	Management Needs Improvement	1408		\$ 723,988						
PHA Wide	Program Administration	1410		\$ 361,994						
Fees & Costs	Architects & Engineers	1430		\$ 100,000						
	Design & Construction Architecture	1430		\$ 93,423						
2302 - 2516 H Street	SI - water heater/tree removal/ADA impr	1450		\$ 14,000						
2302 - 2516 H Street	DS - roof & door replace/keycard entry	1460	29 units	\$ 35,000						
2315 - 425 W. Silvereagle	SI - concrete, resurface & paint parking lot, paint exterior	1450		\$ 33,000						
2321 - 1107 23rd St	SI - Hallwy/stairwell cameras/water heater, ADA improvements	1450	78 units	\$ 95,000						
2322 - 1820 Capitol	SI - Upgrade entry system, door replacement & ADA improvements	1450	84 units	\$ 55,000						
2323 - 1725 K Street	SI - ADA improvements	1450	80 units	\$ 5,000						
2347 - 3685 5 th Ave	DS - replace gvanized pipes & drains	1460	4 units	\$ 50,000						
2349 - 3143 3 rd Ave	SI - landscape,concrete/ADA improve	1450	4 units	\$ 100,000						
	DS - complete remodel	1460	4 units	\$ 300,000						
	SI - HVAC replacement, ADA improve	1450	5 units	\$ 45,000						

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2010				
PHA Name: City of Sacramento Housing Authority (CA005)		Capital Fund Program Grant No: CA30P00550110 (Estimated)						
		CEFP (Yes/No):						
		Replacement Housing Factor Grant No:						
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		
2350 - 3245 3 rd Ave	SI - HVAC replacement/ADA improve	1450	5 units	Original \$ 45,000	Revised ¹	Funds Obligated ²	Funds Expended ²	
2351 - 3819 4 th Ave	SI - replace HVAC/fence/ADA improve	1450	10 units	\$ 95,000				
2352 - 3635 5 th Ave	SI - Replace fence/HVAC/ADA improve	1450	4 units	\$ 55,000				
2354 - 3250 W Street	SI - landscape, concrete, asphalt	1450	3 units	\$ 50,000				
2361/62 - Alder Grove	DS - complete remod	1460	3 units	\$ 250,000				
2361/62 - Alder Grove	SI - resurface/restripe streets/lighting/ADA improvements	1450	360 units	\$ 129,549				
2361/62 - Alder Grove	DS - Seal brick buildings	1460	360 units	\$ 130,000				
2371 - Marina Vista	SI - replace asphalt throughout complex	1450	391 units	\$ 50,000				
	DS - replace roofs and gutters	1460		\$ 80,000				

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² To be completed for the Performance and Evaluation Report.

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

Original 5-Year Plan

Revision No: 1

Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2011	FFY Grant: 2012	FFY Grant: 2013	FFY Grant: 2014
		PHA FY Grant: 2011	PHA FY Grant: 2012	PHA FY Grant: 2013	PHA FY Grant: 2014
HA - Wide Operations	See	\$745,645	\$751,809	\$734,974	\$734,974
HA Wide Mgmt Imprvmt		\$603,807	\$751,809	\$734,974	\$734,974
Administration	Annual	\$372,823	\$375,905	\$367,487	\$367,487
Fees & Costs		\$159,581	\$413,110	\$300,000	\$300,000
Alder Grove 2361-62	Statement	\$120,000	\$219,549	\$120,000	\$120,000
Marina Vista 2371		\$95,000	\$90,000	\$90,000	\$90,000
Midtown Manor 2321-24		\$5,000	\$95,000	\$5,000	\$150,000
Meadow Comms 2331-36		\$5,000	\$10,000	\$10,000	
Oak Park 2431-55		\$337,000	\$170,000	\$35,000	\$200,000
Buena Vista 2301-04		\$105,000	\$55,000	\$5,000	
The Mill 2311-17		\$28,000	\$30,000	\$5,000	\$84,000
Windscape 2390		\$330,000	\$336,000	\$319,000	
Lexington Place 2380		\$445,549	\$435,000	\$851,549	\$796,549
HA-Wide Prevt Maint					
CFP Funds Listed for 5-year planning		\$3,352,405	\$3,733,182	\$3,577,984	\$3,577,984
Replacement Housing Factor Funds		To Be Determined	To Be Determined	To Be Determined	To Be Determined

Capital Fund Program Five-Year Action Plan

Part II: Summary

Activities for Year 1	Activities for Year: 2 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 3 FFY Grant: 2012 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA-Wide Operations	Operations	\$745,645	HA-Wide Operations	Operations	\$751,809
	HA-Wide Management Improvements	Resident Initiatives	\$75,000	HA-Wide Management Improvements		
Annual		Resident Training Programs	\$503,807		Resident Training Programs	\$751,809
					Vehicle Replacement	\$300,000
		Computers/Vehicle Replacement	\$300,000			
	Administration	Program Administration & Design	\$372,823	Administration	Program Administration & Design	\$375,905
	Fees & Costs	Sundry Planning Costs	\$41,325	Fees & Costs	Architectural & Engineering	\$311,810
		Architectural & Engineering	\$68,592		Laboratory & Environmental	\$101,300
		Laboratory & Environmental	\$49,664			
Statement	Alder Grove - 2361-2362	Roofs & gutters/Seal Brick bldg	\$90,000	Alder Grove - 2361-2362	Roofs & gutters/Seal Brick bldg	\$90,000
		Resurface/restripe streets	\$30,000		Resurface/restripe streets	\$30,000
	Marina Vista - 2371	Roofs	\$80,000		Cmplx Lighting/Exhaust fans	\$99,549
		Pkg lot/Access Improvements	\$15,000	Marina Vista - 2371	Roofs	\$80,000
	Midtown Manor - 2321-24	Accessibility Improvements	\$5,000		Pkg lot asphalt	\$10,000
				Midtown Manor - 2321-24	Cameras/Water heaters	\$90,000
	Meadow Comms - 2331-36	Accessibility Improvements	\$5,000		Accessibility Improvements	\$5,000
	Oak Park - 2341-55	Access Imprvmnts/mailbox	\$25,000	Meadow Comms - 2331-36	Accessibility Improvements	\$10,000
		Complete Mod/new windows	\$312,000	Oak Park - 2341-55	Accessibility Improvements	\$20,000
	Buena Vista - 2301-04	Roof/heavy door closers	\$80,000		Cameras/Complete Mod	\$150,000
		Accessibility Imprvmnts/paint	\$25,000	Buena Vista - 2301-04	Keycard sys/Access Imprvmt	\$55,000
	The Mill - 2311-2317	Pkg lot/leaf guard gutters	\$28,000	The Mill - 2311-2317	Concrete/Paint	\$30,000
	Windscape - 2390	Roof/windows/dry rot/mod	\$330,000	Windscape - 2390	HVAC/windws/dry rot/concrete	\$336,000
	Lexington Place - 2380	Full mod/HVAC/Paint/Roof	\$445,549	Lexington Place - 2380	Roof/Full mod	\$435,000

		Total CFP Estimated Cost		Total CFP Estimated Cost		
		\$3,627,405		\$4,033,182		
Capital Fund Program Five-Year Action Plan						
Part II: Summary						
Activities for Year 1	Activities for Year: 4 FFY Grant: 2013 PHA FY: 2013			Activities for Year: 5 FFY Grant: 2014 PHA FY: 2014		
See	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	HA-Wide Operations	Operations	\$734,974	HA-Wide Operations	Operations	\$734,974
Annual	HA-Wide Management Improvements	Resident Training Programs	\$734,974	HA-Wide Management Improvements	Resident Training Programs	\$734,974
		Vehicle Replacement	\$300,000		Vehicle Replacement	\$300,000
	Administration	Program Admin & Design	\$277,487	Administration	Program Admin & Design	\$277,487
		Procurement & Labor Comp	\$90,000		Procurement & Labor Comp	\$90,000
	Fees & Costs	Architectural & Engineering	\$150,000	Fees & Costs	Architectural & Engineering	\$150,000
		Deign & Construction	\$150,000		Design & Construction	\$150,000
Statement	Alder Grove - 2361-2362	Roofs & gutters/Seal Brick bldg	\$90,000			
		Resurface/restripe streets	\$30,000	Alder Grove - 2361-2362	Roofs & gutters/Seal Brick bldg	\$90,000
	Marina Vista - 2371	Roofs	\$80,000		Resurface/restripe streets	\$30,000
		Pkg lot asphalt	\$10,000	Marina Vista - 2371	Roofs	\$80,000
	Midtown Manor - 2321-24	Accessibility Improvements	\$5,000		Pkg lot asphalt	\$10,000
				Midtown Manor - 2321-24	Replace galvanized pipes	\$150,000
	Meadow Comms - 2331-36	Accessibility Improvements	\$10,000			
	Oak Park - 2341-55	Accessibility Improvements	\$15,000	Oak Park - 2341-55	HVAC replacement	\$200,000
		Replace Fence	\$20,000			
	Buena Vista - 2301-04	Accessibility Improvements	\$5,000	The Mill - 2311-2317	Accessibility Improvements	\$40,000
	The Mill - 2311-2317	Accessibility Improvements	\$5,000		Resurface & paint/mow strip	\$44,000
	Windscape - 2390	minor dry rot repair/demo unit	\$39,000			
		Roofs/windows/Paint/Mod	\$280,000			
	Lexington Place - 2380	Roofs/windows/Paint/Mod	\$757,549	Lexington Place - 2380	Roofs/Windows/Paint/Mod	\$740,549
	Dry rot/sewer/concrete/HVAC	\$94,000		Dry rot/counter tops/HVAC	\$56,000	
		Total CFP Estimated Cost	\$3,877,984	Total CFP Estimated Cost		\$3,877,984