

PHA Plans
Streamlined Annual
Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

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 that introduced 5-year and annual PHA Plans. The full PHA plan provides 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 allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 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, Federal Housing Administration, 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. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan
for Fiscal Year: 2006

**PHA Name: Housing Authority of the
City of San Buenaventura**

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: HOUSING AUTHORITY OF THE CITY OF SAN BUENAVENTURA

PHA Number: CA035

PHA Fiscal Year Beginning: (mm/yyyy) 10/2006

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 716
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 1189

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

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

PHA Plan Contact Information:

Name: *Loretta McCarty* Phone: **1-805-647-5990**
 TDD: **1-805-648-7351** Email (if available): *lorem@hacityventura.org*

Public Access to Information

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

PHA's main administrative office
 PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.
 Yes
 No.

If yes, select all that apply:

Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or State government
 Public library
 PHA website
 Other (list below)

PHA Buildings listed below:

| | |
|-------------------------------|-----------------------------|
| <i>2400 N. Ventura Avenue</i> | <i>137 S. Palm Street</i> |
| <i>1055 Johnson Drive</i> | <i>66 S. Ventura Avenue</i> |
| <i>9050 Telephone Road</i> | <i>1079 Johnson Drive</i> |
| | <i>9620 Telephone Road</i> |

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

Main business office of the PHA
 PHA development management offices
 Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2006
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan
- 9. Other**
 - ***Addendum to Housing Choice Voucher FSS Action Plan***
 - ***Update and major proposed changes to Admission and Continued Occupancy Policy Annual Plan***

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

1. **Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan*** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;
2. ***Certification by State and Local Official of PHA Plans Consistency with the Consolidated Plan***

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

3. **Form HUD-50070, *Certification for a Drug-Free Workplace*;**
4. **Form HUD-50071, *Certification of Payments to Influence Federal Transactions*;** and
5. **Form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities*.**

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year *Not applicable.*

1. Has the PHA operated one or more site-based waiting lists in the previous year?
 If yes, complete the following table; if not skip to B.

| Site-Based Waiting Lists | | | | |
|--|----------------|--|---|--|
| Development Information: (Name, number, location) | Date Initiated | Initial mix of Racial, Ethnic or Disability Demographics | Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL | Percent change between initial and current mix of Racial, Ethnic, or Disability demographics |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year *Not applicable.*

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

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

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).
Approved in prior year

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

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

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

| HOPE VI Revitalization Grant Status | |
|--|--|
| a. Development Name: | |
| b. Development Number: | |
| c. Status of Grant: | |
| | <input type="checkbox"/> Revitalization Plan under development |
| | <input type="checkbox"/> Revitalization Plan submitted, pending approval |
| | <input type="checkbox"/> Revitalization Plan approved |
| | <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway |

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

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

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

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria:

The minimum qualifications for this program are:

- **An active Family Self Sufficiency (FSS) Program Participant or FSS graduate who is still on the Voucher Program with a minimum escrow balance of \$5,000, or Voucher participant with personal savings of \$5,000.**
- **A first-time homebuyer or have not had ownership in any home within the past three years.**
- **Employed full-time (at least 32 hours per week)**
- **Have been continuously employed for at least 12 months**
- **Cannot owe money to any Housing Authority and must be in good standing with the Voucher program.**
- **Homeownership counseling and education is required.**
- **Must qualify for a mortgage loan at a financial institution.**
- **Annual earned income should be at least 50% of the County Median income adjusted for family size**

c. What actions will the PHA undertake to implement the program this year (list)?

The Agency will continue to implement its Family Self Sufficiency Action Plan. The Plan has been amended (refer to Page 32 of this document) to ensure participants are not victimized by predatory lending practices.

The Agency has applied for continued FSS Coordinator and FSS Homeownership Coordinator grant funding to ensure capacity to administer the program, develop services through community partnerships, outreach to the business community and link families to these services in a timely and effective manner.

The Agency plans to apply for new FSS Coordinator funding to support the current Public Housing participants and expand the program to include additional Public Housing participants.

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
Cabrillo Economic Development Corporation
- Demonstrating that it has other relevant experience (list experience below):
The Agency is implementing an existing, ongoing program.

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)
City of San Buenaventura
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - a. ***The Agency will continue to implement its Family Self Sufficiency Action Plan. The Plan has been amended (refer to Page 32 of this document) to ensure participants are not victimized by predatory lending practices.***
 - b. ***The Housing Authority will continue to seek opportunities to develop additional low -income units in the community. In this regard, the Authority***

will continue to participate in collaborative efforts to increase and improve the supply of affordable housing.

- c. *The Housing Authority will continue to seek cost-effective ways to renovate or modernize public housing units: The Agency plans to issue a bond (in a pool with other housing authorities) or seek a Fannie Mae direct loan to pay for the completion of Westview modernization. Of the 180 units in Westview, 94 still need to be modernized. Issuing a bond or pursuit of a loan will enable the Agency to complete the units in less than two years, rather than renovating an average of 10 per year. The bonds or loan will be repaid with Capital Fund monies over a 20 year period.*

Other: (list below)

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

The Consolidated Plan of the City supports the PHA Plan with the following Consolidated Plan (2005-2010) strategies:

- *Preserve the City's existing affordable housing stock through rehabilitation*
- *Assist low-to-moderate income households secure affordable housing, whether rental or home ownership, through a variety of programs. . . . In order to help meet this demand, the City will: continue to support the Housing Authority's Section 8 voucher program and public housing program.*
- *Supports the Agency's desire to respond favorably to requests to administer HUD's enhanced voucher program for project-based contract opt-outs.*
- *The City continues to support the City (Housing Authority) in its modernization of public housing through the Capital Fund Program.*
- *The City will continue to participate in the Five Year and One Year Planning process with the Housing Authority.*
- *The City has an ongoing need for senior and youth services, including alternative schooling and employment opportunities, social/recreational activities and abuse intervention.*
- *To improve access to services and educational opportunities for low-to-moderate income persons*

The Consolidated Plan of the City supports the PHA Plan with the following actions:

- *The City collaborates with the Housing Authority through the Consolidated Plan and Agency Plan process.*
- *The City will continue to support the Agency's Annual Plan process and requests for funding, including for the Capital Fund.*
- *The City contracts with the Housing Authority to provide a wide range of housing options to residents of the City of San Buenaventura including:*
 - *Tenant/Landlord services*
 - *Fair Housing referral services*
 - *Administration of the City's Homeowner Rehabilitation Program*

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

| List of Supporting Documents Available for Review | | |
|---|---|---|
| Applicable & On Display | Supporting Document | Related Plan Component |
| X | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i> | 5 Year and Annual Plans |
| X | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i> | Streamlined Annual Plans |
| X | <i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i> | 5 Year and standard Annual Plans |
| X | Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. | 5 Year and Annual Plans |
| X | Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists. | Annual Plan: Housing Needs |
| X | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Deconcentration Income Analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Rent Determination |
| X | Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Rent Determination |
| X | Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan. | Annual Plan: Rent Determination |
| X | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation). | Annual Plan: Operations and Maintenance |
| X | Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment). | Annual Plan: Management and Operations |
| X | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) | Annual Plan: Operations and Maintenance and Community Service & Self- |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Related Plan Component |
| | | Sufficiency |
| X | Results of latest Section 8 Management Assessment System (SEMAP) | Annual Plan: Management and Operations |
| X | Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan | Annual Plan: Operations and Maintenance |
| X | Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| X | Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan. | Annual Plan: Grievance Procedures |
| X | The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year. | Annual Plan: Capital Needs |
| X | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants. | Annual Plan: Capital Needs |
| | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing. | Annual Plan: Capital Needs |
| X | Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA). | Annual Plan: Capital Needs |
| | Approved or submitted applications for demolition and/or disposition of public housing. | Annual Plan: Demolition and Disposition |
| | Approved or submitted applications for designation of public housing (Designated Housing Plans). | Annual Plan: Designation of Public Housing |
| | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937. | Annual Plan: Conversion of Public Housing |
| | Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion. | Annual Plan: Voluntary Conversion of Public Housing |
| X | Approved or submitted public housing homeownership programs/plans. | Annual Plan: Homeownership |
| X | Policies governing any Section 8 Homeownership program <i>(Chapter 15: Part VII of the Section 8 Administrative Plan)</i> | Annual Plan: Homeownership |
| X | Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy | Annual Plan: Community Service & Self-Sufficiency |
| | Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies. | Annual Plan: Community Service & Self-Sufficiency |
| X | FSS Action Plan(s) for public housing and/or Section 8. | Annual Plan: Community Service & Self-Sufficiency |
| X | Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing. | Annual Plan: Community Service & Self-Sufficiency |
| X | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing. | Annual Plan: Community Service & Self-Sufficiency |
| X | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Pet Policy |
| X | The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings. | Annual Plan: Annual Audit |
| | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |
| | Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection. | Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations |

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| 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 San Buenaventura | | Grant Type and Number Capital Fund Program Grant No: CA16P035 502-03 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2006 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | 23,401 | | 23,401 | 23,401 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | 210,609 | 210,609 | 114,703 |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | 210,609 | 0 | | |
| 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) | 234,010 | | 234,010 | 138,104 |
| 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 Meas. | | | | |

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| 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 San Buenaventura | | | Grant Type and Number Capital Fund Program Grant No: CA16P035 502-03 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| CA16P035- 009 | Office Renovation | 1470 | Add 200 sq. ft. | 210,609 | 0 | | | Deleted |
| CA16P035-003 | Site Improvements | 1450 | 1 site | | 166,147 | 166,147 | 70,241 | In progress |
| CA16P035-020 | Sidewalks, drainage | 1450 | 20 units | | 44,462 | 44,462 | 44,462 | Completed |
| Area Wide | Administration | 1410 | | 23,401 | 23,401 | 23,401 | 23,401 | Completed |
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7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule | | | | | | | |
|---|--|----------|--|--|-----------|----------------------------------|-----------------------------------|
| PHA Name: Housing Authority of the City of San Buenaventura | | | Grant Type and Number Capital Fund Program No: CA16P035 502-03 Replacement Housing Factor No: | | | Federal FY of Grant: 2003 | |
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) 2/12/06 | | | All Funds Expended (Quarter Ending Date) 2/12/08 | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| CA16PO35- 009 | Mar/2006 | | | Mar/2008 | | | Postponed to another funding year |
| CA16PO35-003 | | Dec/2005 | Dec/2005 | | June/2006 | | In progress |
| CA16PO35-020 | | Dec/2005 | Dec/2005 | | June/2006 | Mar/2006 | Completed |
| Area Wide | Mar/2006 | | Mar/2004 | Mar/2008 | | Sept/2004 | Completed |
| | | | | | | | |
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7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| 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 San Buenaventura | | Grant Type and Number Capital Fund Program Grant No: CA16P035 501-04 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2006 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 84,000 | 84,000 | 84,000 | 84,000 |
| 3 | 1408 Management Improvements | 30,000 | 30,000 | 30,000 | 30,000 |
| 4 | 1410 Administration | 136,958 | 136,958 | 136,958 | 136,958 |
| 5 | 1411 Audit | 0 | 0 | 0 | 0 |
| 6 | 1415 Liquidated Damages | 0 | 0 | 0 | 0 |
| 7 | 1430 Fees and Costs | 92,000 | 105,000 | 105,000 | 105,000 |
| 8 | 1440 Site Acquisition | 0 | 0 | 0 | 0 |
| 9 | 1450 Site Improvement | 532,000 | 727,320 | 640,320 | 588,922 |
| 10 | 1460 Dwelling Structures | 411,000 | 271,310 | 170,158 | 13,000 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 15,000 | | 9,719 | 9,719 |
| 12 | 1470 Nondwelling Structures | 0 | 0 | | |
| 13 | 1475 Nondwelling Equipment | 3,000 | 0 | | |
| 14 | 1485 Demolition | 0 | | | |
| 15 | 1490 Replacement Reserve | 0 | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | |
| 17 | 1495.1 Relocation Costs | 0 | | | |
| 18 | 1499 Development Activities | 0 | | | |
| 19 | 1501 Collateralization or Debt Service | 0 | | | |
| 20 | 1502 Contingency | 65,630 | 0 | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 1,369,588 | | 1,176,155 | 967,599 |
| 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 | 219,000 | 258,458 | | |
| 26 | Amount of line 21 Related to Energy Conservation Mea. | | | | |

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| 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 San Buenaventura | | Grant Type and Number Capital Fund Program Grant No: CA16P035 501-04 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2004 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| CA16P035- 006 | Replace roof mechanical equipment | 1460 | 1 roof system | 75,000 | 0 | 0 | 0 | Deleted |
| CA16P035- 008 | Install block wall (Channel Drive) | 1450 | 150 lin. ft. | 7,000 | 21,300 | 21,300 | 21,300 | Completed |
| CA16P035- 008 | Roof modification | 1460 | 1 roof | 10,000 | 13,000 | 13,000 | 13,000 | Completed |
| CA16P035- 0010 | Sewer Line Replacement | 1460 | 350 lin. ft | 45,000 | 0 | 0 | 0 | Deleted |
| CA16P035- 0012 | Complete unit modernization | 1460 | 2 units | 46,000 | 0 | 0 | 0 | Deleted |
| CA16P035- 0013 | Upgrade fire alarm/risers | 1460 | 1 system | 55,000 | 144,768 | 113,616 | 0 | In progress |
| CA16P035- 0016 | Install security fencing | 1450 | 500 lin ft. | 200,000 | 29,000 | 0 | 0 | In progress |
| CA16P035- 0017 | Water and boiler system replacement | 1460 | | 0 | 30,000 | 0 | 0 | In progress |
| CA16P035- 0017 | Paint & waterproof multi-story bldg | 1460 | 20 units | 40,000 | | 0 | 0 | In progress |
| CA16P035- 0017 | Repair carports | 1450 | 20 carport | 60,000 | 58,000 | 0 | 0 | In progress |
| CA16P035- 0018 | Kitchen cabinets | 1460 | 20 units | 60,000 | 0 | 0 | 0 | Deleted |
| CA16P035- 0018 | Upgrade fire alarm | 1460 | 1 system | 40,000 | 43,542 | 43,542 | 0 | In progress |
| CA16P035- 0018 | Replace sidewalks / improve drainage | 1450 | 20 units | 200,000 | 460,452 | 460,452 | 409,054 | In progress |
| CA16P035- 0018 | Install security gate | 1450 | 1 gate | 50,000 | 50,000 | 50,000 | 50,000 | In progress |
| CA16P035- 0020 | Expand sidewalks, improve drainage | 1450 | 20 units | 15,000 | 108,568 | 108,568 | 108,568 | Completed |
| CA16P035- 0022 | Paint and waterproof multi-story bldg | 1460 | 20 units | 40,000 | 0 | 0 | 0 | Deleted |
| Area Wide | Replace stoves and refrigerators | 1465 | 37 | 10,000 | 15,000 | 9,719 | 9,719 | Completed |
| Area Wide | Replace washers and dryers | 1475 | 4 | 3,000 | 0 | 0 | 0 | Deleted |
| Area Wide | Security light improvements | 1465 | 7 fixtures | 5,000 | 0 | 0 | 0 | Deleted |
| Area Wide | Operations | 1406 | | 84,000 | | 84,000 | 84,000 | Completed |
| Area Wide | Resident Training | 1408 | | 30,000 | | 30,000 | 30,000 | Completed |
| Area Wide | Administration | 1410 | | 136,958 | | 136,958 | 136,958 | Completed |

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| 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 San Buenaventura | | Grant Type and Number Capital Fund Program Grant No: CA16P035 501-04 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 | | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| Area Wide | Fees and Costs | 1430 | | 92,000 | 105,000 | 105,000 | 105,000 | Completed |
| Area Wide | Contingency | 1502 | | 65,630 | 0 | 0 | 0 | Allocated |
| | | | | | | | | |

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule | | | | | | | |
|---|--|---------|---|---|---------|---------------------------|----------------------------------|
| PHA Name: Housing Authority of the City of San Buenaventura | | | Grant Type and Number Capital Fund Program No: CA16P035 501-04 Replacement Housing Factor No: | | | Federal FY of Grant: 2004 | |
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) 09/16/2006 | | | All Funds Expended (Quarter Ending Date) 09/16/2008 | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| CA16PO35- 006 | Sept/2006 | | | Sept/2008 | | | |
| CA16PO35- 008 | Sept/2006 | | Jun/2005 | Sept/2008 | | June/2005 | Completed |
| CA16PO35- 008 | Sept/2006 | | Jun/2005 | Sept/2008 | | Sept/2005 | Completed |
| CA16PO35- 013 | Sept/2006 | | Mar/2006 | Sept/2008 | | | |
| CA16PO35- 016 | Sept/2006 | | | Sept/2008 | | | |
| CA16PO35- 017 | Sept/2006 | | | Sept/2008 | | | |
| CA16PO35- 017 | Sept/2006 | | | Sept/2008 | | | |
| CA16PO35- 017 | Sept/2006 | 6/2006 | | Sept/2008 | | | In progress |
| CA16PO35- 018 | Sept/2006 | | Mar/2006 | Sept/2008 | | | |
| CA16PO35- 018 | Sept/2006 | | Dec/2005 | Sept/2008 | | | |
| CA16PO35- 020 | Sept/2006 | | Dec/2006 | Sept/2008 | | Mar/2006 | Completed |
| CA16PO35- 022 | Sept/2006 | | | Sept/2008 | | | |
| Area Wide | Sept/2006 | | Mar/2005 | Sept/2008 | | Jun/2005 | Completed |

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| 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 San Buenaventura | | Grant Type and Number Capital Fund Program Grant No: CA16P035 501-05 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2006 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 84,000 | | 84,000 | 84,000 |
| 3 | 1408 Management Improvements | 40,000 | 46,703 | 46,703 | 45,396 |
| 4 | 1410 Administration | 130,513 | | 130,513 | 66,215 |
| 5 | 1411 Audit | 0 | | | |
| 6 | 1415 Liquidated Damages | 0 | | | |
| 7 | 1430 Fees and Costs | 50,000 | 120,000 | 120,000 | 102,563 |
| 8 | 1440 Site Acquisition | 0 | | | |
| 9 | 1450 Site Improvement | 60,000 | 69,117 | 41,792 | |
| 10 | 1460 Dwelling Structures | 355,123 | 314,195 | 33,647 | 33,647 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 0 | | | |
| 12 | 1470 Nondwelling Structures | 400,000 | 482,400 | | |
| 13 | 1475 Nondwelling Equipment | 0 | | | |
| 14 | 1485 Demolition | 0 | | | |
| 15 | 1490 Replacement Reserve | 0 | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | |
| 17 | 1495.1 Relocation Costs | 0 | 58,200 | | |
| 18 | 1499 Development Activities | 0 | | | |
| 19 | 1501 Collateralization or Debt Service | 185,492 | 0 | | |
| 20 | 1502 Contingency | 0 | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 1,305,128 | | 456,655 | 331,821 |
| 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 | 42,000 | 48,647 | | |
| 26 | Amount of line 21 Related to Energy Conservation Meas | | | | |

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| 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 San Buenaventura | | | Grant Type and Number Capital Fund Program Grant No: CA16P035 501-05 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| CA16P035-003 | Kitchen remodel | 1460 | 75 units | 270,123 | 107,148 | | | In progress |
| CA16P035-006 | Replace locks | 1460 | 75 units | 15,000 | | | | In progress |
| CA16P035-006 | Replace roof mechanical equip. | 1460 | 1 rf system | 0 | 75,000 | | | In progress |
| CA16P035-009 | Office renovation | 1470 | Add 2000 sf | 400,000 | 482,400 | | | In progress |
| CA16P035-009 | Temp Office Relocation | 1495 | 6 mos | 0 | 58,200 | | | In progress |
| CA16P035-014 | Canopies over doors | 1460 | 2 doors | 10,000 | 700 | | | In progress |
| CA16P035-015 | Canopies over doors | 1460 | 2 doors | 10,000 | 700 | | | In progress |
| CA16P035-018 | Drainage & sidewalks | 1450 | 20 units | 0 | 41,792 | 41,792 | | In progress |
| CA16P035-022 | Paint and Waterproof | 1460 | 20 units | 0 | 82,000 | | | In progress |
| CA16P035-022 | Drainage & sidewalks | 1450 | 20 units | 25,000 | 27,325 | | | In progress |
| Area Wide | CFP leverage payment | 1501 | | 185,492 | 0 | | | Deleted |
| Area Wide | Chemical treatment - termites | 1460 | 8 units | 8,000 | 0 | | | Deleted |
| Area Wide | Mold remediation | 1460 | 3 units | 50,000 | 0 | | | Deleted |
| Area Wide | Administration | 1410 | | 130,513 | | 130,513 | 66,215 | In progress |
| Area Wide | Fees and Costs | 1430 | | 50,000 | 120,000 | 120,000 | 102,563 | In progress |
| Area Wide | Mgt Improvements | 1408 | | 40,000 | 46,703 | 46,703 | 45,396 | In progress |
| Area Wide | Operations | 1406 | | 84,000 | | 84,000 | 84,000 | Completed |
| Area Wide | Upgrade card key system | 1460 | 6 bldgs | 27,000 | 33,647 | 33,647 | 33,647 | Completed |

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule | | | | | | | |
|---|---|---------|--|---|---------|----------------------------------|----------------------------------|
| PHA Name: Housing Authority of the City of San Buenaventura | | | Grant Type and Number Capital Fund Program No: CA16P035 501-05 Replacement Housing Factor No: | | | Federal FY of Grant: 2005 | |
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| CA16P035-003 | Aug 17/07 | | | Aug 17/09 | | | |
| CA16P035-006 | Aug 17/07 | | Jun/2006 | Aug 17/09 | | | In progress |
| CA16P035-009 | Aug 17/07 | | Jun/2006 | Aug 17/09 | | | In progress |
| CA16P035-014 | Aug 17/07 | | Jun/2006 | Aug 17/09 | | | In progress |
| CA16P035-015 | Aug 17/07 | | Jun/2006 | Aug 17/09 | | | In progress |
| CA16P035-018 | Aug 17/07 | | Dec/2005 | Aug 17/09 | | | In progress |
| CA16P035-022 | Aug 17/07 | | | Aug 17/09 | | | |
| CA16P035-022 | Aug 17/07 | | | Aug 17/09 | | | |
| Area Wide | Aug 17/07 | | | Aug 17/09 | | | |
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7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| 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 San Buenaventura | | Grant Type and Number Capital Fund Program Grant No: CA16P035 501-06 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2006 |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 84,000 | | | |
| 3 | 1408 Management Improvements | 127,000 | | | |
| 4 | 1410 Administration | 115,448 | | | |
| 5 | 1411 Audit | 0 | | | |
| 6 | 1415 Liquidated Damages | 0 | | | |
| 7 | 1430 Fees and Costs | 85,258 | | | |
| 8 | 1440 Site Acquisition | 0 | | | |
| 9 | 1450 Site Improvement | 0 | | | |
| 10 | 1460 Dwelling Structures | 321,000 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 10,029 | | | |
| 12 | 1470 Nondwelling Structures | 0 | | | |
| 13 | 1475 Nondwelling Equipment | 0 | | | |
| 14 | 1485 Demolition | 0 | | | |
| 15 | 1490 Replacement Reserve | 0 | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | |
| 17 | 1495.1 Relocation Costs | 0 | | | |
| 18 | 1499 Development Activities | 0 | | | |
| 19 | 1501 Collateralization or Debt Service | 411,742 | | | |
| 20 | 1502 Contingency | 0 | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 1,154,477 | | | |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | 125,000 | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | 55,000 | | | |

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| 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 San Buenaventura | | Grant Type and Number Capital Fund Program Grant No: CA16P035 501-06 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2006 |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 26 | Amount of line 21 Related to Energy Conservation Meas | | | | |

| 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 San Buenaventura | | Grant Type and Number Capital Fund Program Grant No: CA16P035 501-06 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 | |
| CA16P035-006 | bath remodel | 1460 | 75 units | 56,000 | | | | |
| CA16P035-006 | Window Replacement | 1460 | 75 units | 50,000 | | | | |
| CA16P035-006 | Security Camera | 1460 | 1 system | 15,000 | | | | |
| CA16P035-008 | C Unit Mod - Santa Cruz - 3-bed handicap accessibility | 1460 | 2 units | 120,000 | | | | |
| CA16P035-008 | Santa Cruz Roof Replacement | 1460 | 1 bldg | 25,000 | | | | |
| CA16P035-009 | Replace doors and locks | 1460 | 16 units | 10,000 | | | | |
| CA16P035-013 | Upgrade handicap showers | 1460 | 9 units | 5,000 | | | | |
| CA16P035-016 | Security Camera | 1460 | 1 system | 15,000 | | | | |
| Area Wide | Replace locks | 1460 | 100 units | 15,000 | | | | |
| Area Wide | CFP leverage payment | 1501 | | 411,742 | | | | |

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| 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 San Buenaventura | | | Grant Type and Number Capital Fund Program Grant No: CA16P035 501-06 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 | |
| Area Wide | Administration | 1410 | | 115,448 | | | | |
| Area Wide | Fees and Costs | 1430 | | 85,258 | | | | |
| Area Wide | Management Improvements | 1408 | Computer, phones, hardware, mgrs in site offices, emp dev, vehicles | 127,000 | | | | |
| Area Wide | Operations | 1406 | | 84,000 | | | | |
| Area Wide | Replace stoves, refrigerators, range hoods | 1465 | 65 appli. | 10,029 | | | | |
| Area Wide | Door alarms | 1460 | 12 doors | 10,000 | | | | |
| | | | | | | | | |

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report WITH CAPITAL FUND LEVERAGING Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|--|--|---------------|--|------------------------|-------------------|---------------------------|----------------|--|
| PHA Name: Housing Authority of the City of San Buenaventura | | | Grant Type and Number Capital Fund Program Grant No: CA16P035 501-06 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. | Total Estimated Cost | | Total Actual Cost | | Status of Work | |
| | | | BOND | FANNIE MAE DIRECT LOAN | Funds Obligated | Funds Expended | | |
| PHA Wide | CFFP Bond or Loan Amount | | 5,678,550 | 5,358,800 | | | | |
| | Annual payment (estimate) | | \$432,204 | \$411,742 | | | | |
| | Usage | | | | | | | |
| | CFFP Placement Agent Fee | | 59,550 | 51,590 | | | | |
| | CFFP Bond Counsel | | 40,000 | 12,000 | | | | |
| | CFFP S&P Rating Fee | | 13,500 | 0 | | | | |
| | CFFP S&P Management Asses. | | 7,500 | 7,500 | | | | |
| | CFFP Fairness Opinion | | 7,500 | 7,500 | | | | |
| | CFFP Trustee | | 7,500 | 0 | | | | |
| | CFFP FMNS Legal Counsel | | 2,500 | 5,000 | | | | |
| | Msc. | | 10,000 | 0 | | | | |
| | Debt Service Reserve | | | 411,742 | | | | |
| | Capitalized Interest | | | 60,956 | | | | |
| | CFFP Project Construction | | 5,530,500 | 4,802,512 | | | | |
| | TOTAL | | 5,678,550 | 5,358,800 | | | | |
| | CFFP Capitalization Interest | | 4.53% | 4.55% | | | | |

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report WITH CAPITAL FUND LEVERAGING Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | |
|--|--|---------------|--|------------------------|-------------------|---------------------------|----------------|
| PHA Name: Housing Authority of the City of San Buenaventura | | | Grant Type and Number Capital Fund Program Grant No: CA16P035 501-06 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. | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | BOND | FANNIE MAE DIRECT LOAN | Funds Obligated | Funds Expended | |
| PHA Wide | CFFP Project Construction Usage | | 5,530,500 | 4,802,512 | | | |
| | Details | | | | | | |
| | CFFP Administration 35-0 | | 480,000 | 50,000 | | | |
| | CFFP Vacancy Cost 35-0 | | 82,500 | 12,000 | | | |
| | CFFP Contingency 35-0 | | 168,000 | 168,000 | | | |
| | Total 35-0 | | 730,500 | 650,500 | | | |
| | CFFP Construction Costs 35-1 & 35-2 | | 4,800,000 | 4,572,512 | | | |
| | CFFP Total Project Construction Costs | | 5,530,500 | 4,802,512 | | | |
| | | | | | | | |
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| | | | | | | | |

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule | | | | | | | |
|---|---|---------|--|---|---------|--------|----------------------------------|
| PHA Name: Housing Authority of the City of San Buenaventura | | | Grant Type and Number Capital Fund Program No: CA16P035 501-06 Replacement Housing Factor No: | | | | Federal FY of Grant: 2006 |
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| CA16P035-006 | 07/18/08 | | | 07/18/10 | | | |
| CA16P035-006 | 07/18/08 | | | 07/18/10 | | | |
| CA16P035-008 | 07/18/08 | | | 07/18/10 | | | |
| CA16P035-008 | 07/18/08 | | | 07/18/10 | | | |
| CA16P035-009 | 07/18/08 | | | 07/18/10 | | | |
| CA16P035-013 | 07/18/08 | | | 07/18/10 | | | |
| CA16P035-013 | 07/18/08 | | | 07/18/10 | | | |
| Area Wide | 07/18/08 | | | 07/18/10 | | | |
| | | | | | | | |
| | | | | | | | |
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8. Capital Fund Program Five-Year Action Plan

| Capital Fund Program Five-Year Action Plan | | | | | |
|--|------------------|--|---|--|--|
| Part I: Summary | | | | | |
| PHA Name Housing Authority of the City of San Buenaventura | | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | | |
| Development Number/Name/HA-Wide | Year 1 | Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2007 | Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008 | Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009 | Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010 |
| | Annual Statement | | | | |
| HA Wide | | 729,000 | \$760,000 | \$730,000 | \$730,000 |
| CA16P035-01/02 | | 0 | 0 | 0 | 0 |
| CA16P035-03 | | 15,000 | 0 | 0 | 100,000 |
| CA16P035-06 | | 180,000 | 140,000 | 0 | 0 |
| CA16P035-08 | | 130,000 | 0 | 0 | 100,000 |
| CA16P035-09 | | 42,000 | 0 | 0 | 0 |
| CA16P035-010 | | 40,000 | 210,000 | 0 | 100,000 |
| CA16P035-012 | | 0 | 0 | 0 | 100,000 |
| CA16P035-013 | | 44,000 | 60,000 | 95,000 | 0 |
| CA16P035-014 | | 0 | 0 | 98,000 | 65,000 |
| CA16P035-015 | | 0 | 0 | 98,000 | 65,000 |
| CA16P035-016 | | 65,000 | 70,000 | 100,000 | 90,000 |
| CA16P035-017 | | 0 | 20,000 | 154,000 | 0 |
| CA16P035-018 | | 0 | 40,000 | 75,000 | 0 |
| CA16P035-020 | | 5,000 | 0 | 0 | 0 |
| CA16P035-022 | | 100,000 | 50,000 | 0 | 0 |
| CFP Funds Listed for 5-year planning | | 1,350,000 | \$1,350,000.00 | \$1,350,000.00 | \$1,350,000.00 |
| Replacement Housing Factor Funds | | | | | |

8. Capital Fund Program Five-Year Action Plan

| Capital Fund Program Five-Year Action Plan | | | | | | |
|--|--|--|----------------|--|--------------------------------------|----------------|
| Part II: Supporting Pages—Work Activities | | | | | | |
| Activities for Year 1 | Activities for Year : FFY Grant: 2007 PHA FY: 2007 | | | Activities for Year: ____ FFY Grant: 2008 PHA FY: 2008 | | |
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | CA16PO35- 003 | Bathroom Storage | 15,000 | | | |
| | | | 0 | | | |
| Statement | CA16PO35- 006 | Kitchen remodel | 30,000 | CA16PO35- 006 | Paint & Waterproof | 100,000 |
| | CA16PO35- 006 | Plumbing | 100,000 | CA16PO35- 006 | Balcony repairs | 40,000 |
| | CA16PO35- 006 | Replace ext. lighting | 25,000 | | | 0 |
| | CA16PO35- 006 | Re-roof carports | 40,000 | | | |
| | | | 0 | | | 0 |
| | CA16PO35- 008 | C Unit Mod - Harrison handicap access. | 130,000 | | | 0 |
| | | | 0 | | | 0 |
| | CA16PO35- 009 | Bathroom floors, subfloors & sinks | 42,000 | | | 0 |
| | | | 0 | | | 0 |
| | CA16PO35- 010 | Santa Clara window replacement | 40,000 | CA16PO35- 010 | C Unit Mod- Park Row handicap access | 205,000 |
| | | | 0 | CA16PO35- 010 | Park Row - block wall | 5,000 |
| | | | 0 | | | 0 |
| | CA16PO35- 013 | bathroom floors | 44,000 | CA16PO35- 013 | Window replacement | 60,000 |
| | | | 0 | | | 0 |
| | CA16PO35- 016 | Replace flooring | 50,000 | CA16PO35- 016 | Window replacement | 50,000 |
| | | | 0 | CA16PO35- 016 | Direct vent bath fans | 20,000 |
| | | | 0 | | | 0 |
| | | | 0 | CA16PO35- 017 | Direct vent bath fans | 20,000 |
| | | | 0 | | | 0 |
| | | | 0 | CA16PO35- 018 | Window replacement | 40,000 |

8. Capital Fund Program Five-Year Action Plan

| | | | | | | |
|--|--------------------------|-----------------------------|-----------|---------------|-----------------------------|-----------|
| | CA16PO35- 020 | Replace mailboxes | 5,000 | | | 0 |
| | | | 0 | | | 0 |
| | CA16PO35- 022 | Replace ext. lighting | 20,000 | CA16PO35- 022 | Roof Repair | 50,000 |
| | CA16PO35- 022 | Replace mailboxes | 5,000 | | | 0 |
| | CA16PO35- 022 | Bath floors & subflrs | 75,000 | | | 0 |
| | | | 0 | | | 0 |
| | | | 0 | | | 0 |
| | | | 0 | | | 0 |
| | | | 0 | | | 0 |
| | | | 0 | | | 0 |
| | HA Wide | CFFP Bond/Loan Pmt | 415,000 | HA Wide | CFFP Bond/Loan Pmt | 415,000 |
| | HA wide | Replace stoves, range hoods | 10,000 | HA wide | Replace stoves, range hoods | 20,000 |
| | HA Wide | Replace locks | 15,000 | HA Wide | Replace locks | 15,000 |
| | HA Wide | Sewer Line Repairs | 10,000 | HA Wide | Sewer Line Repairs | 10,000 |
| | HA Wide | Operations | 59,000 | HA Wide | Operations | 80,000 |
| | HA wide | Admin/Mgt Imp/Arch | 220,000 | HA wide | Admin/Mgt Imp/Arch | 220,000 |
| | Total CFP Estimated Cost | | 1,350,000 | | | 1,350,000 |

8. Capital Fund Program Five-Year Action Plan

| Capital Fund Program Five-Year Action Plan | | | | | |
|---|-----------------------------|----------------|--|----------------------------------|----------------|
| Part II: Supporting Pages—Work Activities | | | | | |
| Activities for Year : ____ FFY Grant: 2009 PHA FY: 2009 | | | Activities for Year: ____ FFY Grant: 2010 PHA FY: 2010 | | |
| Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| CA16PO35- 013 | Kitchen remodel | 95,000 | | | |
| CA16PO35- 014 | Kitchen remodel | 98,000 | CA16PO35- 003 | Replace flooring | 100,000 |
| CA16PO35- 015 | Kitchen remodel | 98,000 | CA16PO35- 008 | Comprehensive Unit Modernization | 100,000 |
| CA16PO35- 016 | Kitchen remodel | 100,000 | CA16PO35- 010 | Comprehensive Unit Modernization | 100,000 |
| CA16PO35- 017 | Kitchen remodel | 154,000 | CA16PO35- 012 | Comprehensive Unit Modernization | 100,000 |
| CA16PO35- 018 | Kitchen remodel | 75,000 | CA16PO35- 014 | Replace flooring | 65,000 |
| | | | CA16PO35- 015 | Replace flooring | 65,000 |
| | | | CA16PO35- 016 | Replace flooring | 65,000 |
| | | | CA16PO35- 016 | Replace common area HVAC | 25,000 |
| | | | | | 0 |
| | | | | | 0 |
| HA wide | CFFP Bond/Loan Pmt | 415,000 | HA wide | CFFP Bond/Loan Pmt | 415,000 |
| HA wide | Replace stoves, range hoods | 20,000 | HA wide | Replace stoves, range hoods | 20,000 |
| HA wide | Replace Locks | 15,000 | HA wide | Replace Locks | 15,000 |
| HA wide | Sewer Line Repair | 10,000 | HA wide | Sewer Line Repair | 10,000 |
| HA Wide | Operations | 50,000 | HA Wide | Operations | 50,000 |
| HA wide | Admin/Mgt Imp/Arch | 220,000 | HA wide | Admin/Mgt Imp/Arch | 220,000 |
| Total CFP Estimated Cost | | 1,350,000 | | | 1,350,000 |

9. Other

Addendum to Housing Choice Voucher FSS Action Plan May 2006

- The Housing Authority will have a total of 100 Housing Choice Voucher FSS slots, which are as follows: 33 Mandatory slots, 67 Voluntary slots
- Participants in the Housing Choice Voucher Homeownership Program are prohibited from the following forms of financing on the primary loan product: Balloon payment mortgages, variable interest rate loans, adjustable loans, and interest only loans.
- A participating homeownership family must obtain Agency approval before they refinance a home purchased through the Housing Choice Voucher Homeownership Program. The family may not refinance for an amount greater than the current loan balance and the loan is subject to the above restrictions.

9. Other

Admission and Continued Occupancy Policy Annual Plan
Summary Update and Major Proposed Changes
Fiscal year starting October 1, 2006

Section I. Changes to the Public Housing ACOP

The following changes or clarifications to the ACOP are listed by chapter. Though they may be notated in more than one chapter, they are listed only once in this summary for reasons of brevity.

Chapter 1 - Overview of the Program and Plan

- No program changes.

Chapter 2 - Fair Housing and Equal Opportunity

- The ACOP document will be distributed as part of the move in package and will be available in English and Spanish. New practice.
- Updated discrimination complaint reporting procedure
- Update of the reasonable accommodation process.

Chapter 3 - Eligibility

- Absent family members are redefined as permanently absent after 90 days, a reduction from 180 days. The standard exemptions still exist: (1) students (2) foster care (3) employment of the head of household, spouse or co head (4) confinement to medical institutions. Change.
- Denial of admission for any family member on parole or probation and will not be eligible for housing until one year from release of parole or probation and that period is crime free. (except minor traffic violations). Clarification.
- Admission will be denied for person's with a felony conviction on their record within the last 5 years. Clarification.
- Admission will be denied for any family member with multiple convictions (more than 1) of any kind, with the exception of minor traffic violations, within the last 5 years. Clarification.
- Admission will be denied to a family that commits a crime, with the exception of minor traffic violation, while on the PHA waiting list. If there is a case pending, the application will remain dormant until the matter in question is finalized. The family will not lose its place as a result. New requirement.
- Sex offender records obtained through public means such as the Megan's law data base will not need a consent form. Clarification.

9. Other

Chapter 4 - Applications, Waiting List and Tenant Selection

- Eligibility to be placed on the waiting list requires the family to work or reside in the City of Ventura. Changed a past preference into an eligibility requirement
- PHA may close the waiting list when it reaches 1500 families. Clarification.
- Advertisement and outreach for waitlist applicants will be broader and incorporate more ethnic media. Upgraded effort.
- Only wait list preference will be date and time, all others will be removed. Veteran preference has been deleted and the live and/or work preference has been changed to an eligibility requirement

Chapter 5 - Occupancy Standards and Unit Offers

- Maximum number of household members was expanded to include the living room as a sleeping area in conformity with HUD CFR's. Clarification.
- Number of unit offers was reduced from 3 to 2. Change.

Chapter 6 - Income and Rent Determinations

- Duplication of the definition of absence of a family member

Chapter 7 - Verification

- The PHA uses the HUD upfront income verification tool and has a HUD approved security policy in place. Update.
- Families claiming zero income must recertify every 60 days, this is a reduction of 30 days. Change.

Chapter 8 - Leasing and Inspections

- Security deposits will be equal to one months rent at the time of admission or \$200.00, whichever is greater. In the event of a transfer, the security deposit will be equal to the rent of the new unit or \$200.00 whichever is greater. Change from a scale of 200, 250, 300, 350 and 400 depending on bedroom size. This new method follows the private market more closely and allows the resident a better ability to pay.
- A late fee of \$25.00 will be charged for all delinquent rent. It will be due 2 weeks after notification. New, there was no late fee prior to this.
- Maintenance charges will be due 30 days from notification. Change, this is a reduction of 30 days.
- Tenant requested move out inspections must be scheduled no earlier than 2 weeks from move out and made at a mutually agreeable time of the resident and PHA representative. Clarification, tenants were scheduling these too early causing the potential of another inspection.

9. Other

- Any tenant repairs to the unit must conform to the specifications of the PHA. Repairs not meeting these standards will be redone at the expense of the resident.
- Resident tampering with any fire, life or safety device will be fined \$50.00. (Ex: removal of smoke detector batteries for the use in a toy) A second violation of this nature will be cause for lease termination. New, no such fine existed prior.

Chapter 9 - Reexaminations

- A re-examination will not be required between annual examinations due to a families' increase in income. The increase must still be reported but a recalculation of rent will only occur at the annual recertification. Change, prior practice was to do a re exam at all income increases. This is an incentive for residents to strive for higher paying jobs without the fear of the extra money going to rent right away.

Chapter 10 - Pet/Assistance Animal Policy

- This chapter has been updated to indicate the applicable parts of the pet policy that also pertain to assistance animals. Clarification.
- The Pet Policy is now called the "Pet/Assistance Animal Policy". Update.
- Only one dog or cat may be owned in a household unless modified by a reasonable accommodation. Clarification.

Chapter 11 - Community Service

- No program changes.

Chapter 12 - Transfer policy

- Transfer policy was updated to put emergency and reasonable accommodation transfers as a priority. Update.

Chapter 13 - Lease Terminations

- Subletting of a unit will be considered fraud. Clarification.
- Over income families not exempted will be allowed assistance for only 6 months after the level of over income is reached. The exceptions to this are residents on the FSS program and under the EID program. New.
- Any amounts of money due the PHA after "end of participation" will be subject to a 3% per annum charge. New.

Chapter 14 - Grievances and Appeals

- No program changes

Chapter 15 - Program Integrity

- No program changes

9. Other

Chapter 16 - Program Administration

- The PHA participates in the FTB intercept program for delinquent debts. This program seizes both lottery winnings and State tax refunds for debt repayment.
- Rent and Payment Accounting. Rent will be credited in the following order:
 - (a) Oldest balance first.
 - (b) All non rent charges.
 - (c) Remainder will go to rent
- Rent payments that exceed a 30 day period will not be accepted.
- Repayment Agreements will adhere to the following:
 1. Resident must be in good standing for all terms of the lease other than the repayment issue.
 2. Resident must not have had a repayment agreement in the last 12 months.
 3. A repayment agreement cannot be modified once agreed upon.
 4. A 10% down payment must be made prior to making the repayment agreement.

9. Other

Admission and Continued Occupancy Policy Annual Plan
Update and major proposed changes
Fiscal year starting October 1, 2006

Section II. Changes incorporated into the lease

- Agency supplied refrigerators will not be provided in the scattered site units. They will only be supplied in senior/disabled complexes and the Westview development. This change will be done by attrition of the tenant and will only affect 198 units total. Based on current attrition rates, a reasonable estimate of refrigerator removal will be 15 to 18 per year and a cost savings of \$12K to \$15K. The PHA will continue to service all existing PHA owned resident refrigerators. This is in line with HUD's asset based management approach and the private sector.
- Parking policy and Antenna policies will be kept as separate documents and cited in the lease.

All appropriate ACOP changes will be incorporated in the lease. Due to the length of some policies, they may be cited in the lease by Chapter and paragraph of the ACOP.