

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

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: 2008

**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: 10/2008

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: Emily Warmann Phone: (805) 647-5990 ext 233
 TDD: (805) 648-7351 Email (if available): ewarmann@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>66 S. Ventura Avenue</i>
<i>1055 Johnson Drive</i>	<i>1079 Johnson Drive</i>
<i>9050 Telephone Road</i>	<i>9620 Telephone Road</i>
<i>137 S. Palm Street</i>	

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

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

Streamlined Annual PHA Plan
Fiscal Year 2008
 [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.

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	Public Housing: ACOP(Admissions and Continued Occupancy Policy)	
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	List of List of City-Wide Resident Advisory Board Members	Attachment B
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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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;

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

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLL a, 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

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? (*none*)
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.).
Concept approved in 2005, 2006 and 2007 Plans

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:

- Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 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:

The PHA may possibly apply for a HOPE VI grant for the density increase of units:

CA16P035-01&02 Westview Village (@ 300 units - total)

CA16P035-08 Harrison (10 units - total)

CA16P035-10 Park Row (10 units - total)

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:

The mixed-financing would be affiliated only with the above-referenced projects, if the PHA decides to proceed with that project in the Plan year.

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 ensures participants are not victimized by predatory lending practices. The Agency has applied for continued FSS Coordinator and FSS Homeownership Coordinator grand 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 down payment 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:)

Source of stable operating funds for new construction and to ensure well-maintained units for very low income population

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

** 15 units – Working Artists Ventura (WAV) – affordable housing for artists in Downtown Ventura (APPROVED)*

** 21 units – TRIAD Properties – affordable housing for families located throughout the City of Ventura (APPROVED)*

** 12 units – Soho Apartments – 12 affordable family units located in the Westside Community of Ventura*

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 ensures participants are not victimized by predatory lending practices.*
- b. *The Housing Authority will continue to seek opportunities to develop additional low-income housing units in the community. In this regard, the Housing 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.*

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 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 and Mobile Home Rehabilitation Programs*

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
	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	De-concentration 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-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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
	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
	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 501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3 3/31/2008) <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	250,431	250,431	250,431
3	1408 Management Improvements	127,000	160,215	160,215	158,579
4	1410 Administration	115,448	125,215	125,215	122,326
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	85,258	120,000	120,000	120,000
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	154,230	154,230	154,230
10	1460 Dwelling Structures	321,000	438,563	432,563	361,289
11	1465.1 Dwelling Equipment—Nonexpendable	10,029	3,500	3,500	3,500
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	411,742	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,154,477	1,252,154		
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	125,000	116,537		
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	55,000	124,805		
26	Amount of line 21 Related to Energy Conservation Meas		0	0	0

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	
CA16P035-003	kitchen remodel	1460	75 units	0	0			Deleted
CA16P035-003	Elevator upgrades	1460	75 units	0	19,988	19,988	19,988	Completed
CA16P035-006	Replace roof mech. equipment	1460	75 units	0	89,990	89,990	89,990	Completed
CA16P035-006	bath remodel	1460	75 units	56,000	31,785	0	0	In progress
CA16P035-006	Window Replacement	1460	75 units	50,000	0	0	0	Deleted
CA16P035-006	Security Camera	1460	1 system	15,000	24,885	18,885	18,885	In progress
CA16P035-008	C Unit Mod - Santa Cruz - 3-bed handicap accessibility	1460	2 units	120,000	112,937	112,937	101,933	In progress
CA16P035-008	Santa Cruz Roof Replacement	1460	1 bldg	25,000	29,854	29,854	29,854	Completed
CA16P035-009	Replace doors and locks	1460	16 units	10,000	28,485	28,485	0	In progress
CA16P035-013	Upgrade handicap showers	1460	9 units	5,000	3,600	3,600	3,600	Completed
CA16P035-016	Security Camera	1460	1 system	15,000	19,869	19,869	19,869	Completed
CA16P035-016	Security Fencing	1450	1 system		42,396	42,396	42,396	In progress
CA16P035-016	Boiler System Modification	1460	1 system	30,000	68,000	68,000	68,000	Completed
CA16P035-022	Sidewalks and Drainage	1450	20 units	0	111,834	111,834	111,834	Completed
Area Wide	Replace locks	1460	100 units	15,000	9,170	9,170	9,170	In progress
Area Wide	CFP leverage payment	1501		411,742	0	0	0	Deleted
Area Wide	Administration	1410		115,448	125,215	125,215	122,326	In progress
Area Wide	Fees and Costs	1430		85,258	120,000	120,000	120,000	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 501-06 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	Management Improvements	1408	Computer, phones, hardware, mgrs in site offices, emp dev, vehicles	127,000	160,215	160,215	158,579	In progress
Area Wide	Operations	1406		84,000	250,431	250,431	250,431	completed
Area Wide	Replace stoves, refrigerators, range hoods	1465	65 appli.	10,029	3,500	3,500	3,500	Completed
Area Wide	Door alarms	1460	12 doors	10,000	0	0		Deleted

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	
CA16P035-003	07/18/08		1/2007	07/18/10		7/2007	
CA16P035-006	07/18/08		4/2007	07/18/10		7/2007	
CA16P035-006	07/18/08		10/2007	07/18/10		1/2008	
CA16P035-006	07/18/08			07/18/10			
CA16P035-008	07/18/08		10/2007	07/18/10			
CA16P035-008	07/18/08		7/2007	07/18/10		10/2007	
CA16P035-009	07/18/08		3/2008	07/18/10			
CA16P035-013	07/18/08		7/2007	07/18/10		10/2007	
CA16P035-016	07/18/08		10/2007	07/18/10		10/2007	
CA16P035-016	07/18/08		4/2007	07/18/10		7/2007	
CA16P035-016	07/18/08		6/2007	07/18/10		10/2007	
CA16P035-022	07/18/08		1/2007	07/18/10		4/2007	
Area Wide	07/18/08		3/2008	07/18/10			

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 501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 03/31/3008) <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	243,328		243,328	243,328
3	1408 Management Improvements	121,664		121,664	48,318
4	1410 Administration	121,664		121,664	6,972
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	70,000		70,000	27,778
8	1440 Site Acquisition	10,000			
9	1450 Site Improvement	130,000	10,000		
10	1460 Dwelling Structures	150,000	337,224	77,224	75,334
11	1465.1 Dwelling Equipment–Nonexpendable	4,984		4,434	4,434
12	1470 Nondwelling Structures	0	52,860	7,859	7,859
13	1475 Nondwelling Equipment	5,000	57,000	57,000	55,525
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	10,000			
19	1501 Collateralization or Debt Service	350,000	177,916		
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 - 20)	1,216,640			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	70,000	10,000		
24	Amount of line 21 Related to Security - Soft Costs	0			
25	Amount of Line 21 Related to Security - Hard Costs	80,000	35,024		
26	Amount of line 21 Related to Energy Conservation Meas	68,500	52,200		

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 501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA15P0035-001 & 002	Westview Com. Center remodel	1470	1 bldg	45,001				In progress
CA16P035- 003	Bathroom Storage	1460	75 units	15,000	0			Deleted
CA16P035- 003	Solar panel repairs	1460	75 units	6,500	19,800	19,800	19,800	Completed
CA16P035- 006	HVAC - community room	1460	75 units	10,000	0			Deleted
CA16P035- 006	Replace ext. lighting	1450	75 units	11,500	0			Deleted
CA16P035- 006	Solar panel repairs	1460	75 units	3,500	18,900	18,900	17,010	In progress
CA16P035- 006	Bathroom remodel	1460	75 units	35,000	150,000			In progress
CA16P035- 009	Office remodel	1470	1 office	0	7,859	7,859	7,859	Contin. Prior year
CA16P035-010	Unit modernization - Darling Rd	1460	1 unit	0	100,000			In progress
CA16P035- 014 & 015	Security cameras	1460	50 units	30,000	25,024	25,024	25,024	In progress
CA16P035- 016	Replace flooring	1460	52 units	25,000	0			Deleted
CA16P035- 016	Solar panel repairs	1460	52 units	3,500	13,500	13,500	13,500	Completed
CA16P035- 020 & 22	Replace mailboxes	1450	40 units	10,000	0			Deleted
CA16P035- 022	Replace ext. lighting	1460	20 units	15,000	0			Deleted
CA16P035- 022	Bath floors & subflrs	1460	20 units	25,000	0			Deleted
To be determined	Site acquisition	1440		10,000				In progress
To be determined	Development activities	1499		10,000				In progress
HA wide	Replace stoves, rg hoods, refrig	1465	15 appli.	4,984		4,434	4,434	In progress
HA Wide	Replace locks	1460	65 units	10,000		10,000		In progress

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 501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Sewer Line Repairs	1460		10,000				In progress
HA Wide	Operations	1406		243,328		243,328	243,328	Completed
HA Wide	Administration	1410		121,664		121,664	6,972	In progress
HA Wide	Fees and Costs	1430		70,000		70,000	27,778	In progress
HA Wide	Management Improvements	1408		121,664		121,664	48,318	In progress
HA Wide	Computer hardware	1475		5,000	57,000	57,000	55,525	In progress
HA Wide	CFFP Bond/Loan Pmt	1501		350,000	177,916	0	0	In progress

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 501-07 Replacement Housing Factor No:			Federal FY of Grant: 2007	
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- 001 &002	Sept/09			Sept/11			
CA16P035- 003	Sept/09		Jan/2008	Sept/11		Mar/2008	
CA16P035- 006	Sept/09		Jan/2008	Sept/11			
CA16P035- 006	Sept/09			Sept/11			
CA16P035- 006	Sept/09			Sept/11			
CA16P035- 009	Sept/09		Ap/2006	Sept/11		Mar/2008	
CA16P035- 014 & 015	Sept/09	Jan/08	Jan/08	Sept/11		Mar/2008	
CA16P035- 016	Sept/09			Sept/11		Mar/2008	
Area Wide	Sept/09			Sept/11			
Acquisition	Sept/09			Sept/11			

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

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 501-08 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	256,823			
3	1408 Management Improvements	128,412			
4	1410 Administration	128,412			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	80,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	380,000			
10	1460 Dwelling Structures	118,000			
11	1465.1 Dwelling Equipment—Nonexpendable	25,000			
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	167,470			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,284,116			
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 – (lock replacement – HA Wide)	10,000			
26	Amount of line 21 Related to Energy Conservation Measures				

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

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 501-08 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	
CA16P035-006	Driveway overlay & replacement, Buena Vida family/senior site & Cambria	1450	20,000 sf	80,000				
CA16P035-006	Exterior plumbing line replacement	1450	12,000 sf	150,000				
CA16P035-008	Unit Modernization - 206 E. Kellogg	1460	1 unit	50,000				
CA16P035-008	Unit modernization - 332 Valmore	1460	1 unit	50,000				
CA16P035-013	Driveway overlay & replacement	1450	15,000 sf	20,000				
CA16P035-016	Driveway overlay & replacement	1450	15,000 sf	10,000				
CA16P035-016	HVAC - community room	1460	1 system	8,000				
CA16P035-020	Replace exterior wood stairs, railing and fences	1450	20 units	120,000				
Area Wide	Replace locks	1460	75 units	10,000				
Area Wide	Stoves, refrig, range hoods, water heaters	1465	65 appli.	25,000				
Area Wide	CFP leverage payment	1501		167,470				
Area Wide	Administration	1410		128,412				

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

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 501-08 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	
Area Wide	Fees and Costs	1430		80,000				
Area Wide	Management Improvements	1408		128,412				
Area Wide	Operations	1406		256,823				

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

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 501-08 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.		Total Estimated Cost	Total Actual Cost		Status of Work	
					Funds Obligated	Funds Expended		
					FANNIE MAE DIRECT LOAN			
	CFFP Loan Amount				2,845,000			
	Annual payment (estimate)				200,000			
CA16P035-003	Kitchen Remodel	1460			1,188,500			
					0			
CA16P035-003	Entry Door Replacement	1460			100,000			
					0			
CA16P035-006	Entry Door Replacement	1460			100,000			
CA16P035-006	Kitchen Remodel	1460			1,188,500			
CA16P035-006	Window Replacement	1460			45,000			
CA16P035-013	Window Replacement	1460			45,000			
CA16P035-014	Window Replacement	1460			25,000			
CA16P035-015	Window Replacement	1460			25,000			
CA16P035-016	Window Replacement	1460			98,000			
CA16P035-018	Window Replacement	1460			30,000			

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

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 501-08 Replacement Housing Factor No:				Federal FY of Grant: 2008
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	06/12/10			06/12/12			
CA16P035-006	06/12/10			06/12/12			
CA16P035-008	06/12/10			06/12/12			
CA16P035-008	06/12/10			06/12/12			
CA16P035-013	06/12/10			06/12/12			
CA16P035-016	06/12/10			06/12/12			
CA16P035-016	06/12/10			06/12/12			
CA16P035-020	06/12/10			06/12/12			
Area Wide	06/12/10			06/12/12			
Area Wide	06/12/10			06/12/12			

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: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
	Annual Statement				
HA Wide		955,000	955,000	950,000	950,000
CA16P035-03				50,000	
CA16P035-06		240,000	50,000		
CA16P035-08					100,000
CA16P035-09		25,000	30,000		
CA16P035-010		40,000		100,000	
CA16P035-012				100,000	
CA16P035-013		65,000	130,000		
CA16P035-014		20,000	50,000	45,000	50,000
CA16P035-015		20,000	50,000	45,000	50,000
CA16P035-016		45,000	50,000	110,000	50,000
CA16P035-017			90,000		
CA16P035-018		35,000	50,000		75,000
CA16P035-020					225,000
CA16P035-022		55,000	45,000	100,000	
CFP Funds Listed for 5-year planning		\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
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 : 2009 FFY Grant: PHA FY:			Activities for Year: 2010 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	CA16PO35- 006	Paint & Waterproof	80,000	CA16PO35- 006	Window Replacement - family	20,000
Annual	CA16PO35- 006	Kitchen remodel	130,000	CA16PO35- 006	Bathroom renovation - family	30,000
Statement	CA16PO35- 006	Roofs, fascia & Carport Roofs	30,000			
	CA16PO35- 009	Flooring, and subfloor replacement	25,000	CA16PO35- 009	Exterior plumbing line replacement	30,000
	CA16PO35- 010	Santa Clara - carport roof replacement	40,000			
	CA16PO35- 013	Window replacement	20,000	CA16PO35- 013	Kitchen remodel	100,000
	CA16PO35- 013	Replace Glass doors	15,000	CA16PO35- 013	Plumbing	30,000
	CA16PO35- 013	Replace lifting patio slabs/sidewalks, tree and root pruning	30,000	CA16PO35- 014	Kitchen remodel	50,000
	CA16PO35- 014	Window replacement	20,000	CA16PO35- 015	Kitchen remodel	50,000
	CA16PO35- 015	Window replacement	20,000			
	CA16PO35- 016	Window replacement	20,000	CA16PO35- 016	Kitchen remodel	50,000
	CA16PO35- 016	Replace Glass doors	25,000			

8. Capital Fund Program Five-Year Action Plan

				CA16PO35- 017	Kitchen remodel	50,000
				CA16PO35- 017	Bathroom remodel	40,000
	CA16PO35- 018	Window replacement	20,000	CA16PO35- 018	Kitchen remodel	50,000
	CA16PO35- 018	Replace Glass doors	15,000			
	CA16PO35- 022	Roof Repair	55,000	CA16PO35- 022	Flooring, and subfloor replacement	45,000
	HA Wide	CFFP Bond/Loan Pmt	200,000	HA Wide	CFFP Bond/Loan Pmt	200,000
	HA wide	Replace stoves, range hoods, refrig, wtr heater	10,000	HA wide	Replace stoves, range hoods, refrig, wtr heater	10,000
	HA Wide	Replace locks	10,000	HA Wide	Replace locks	10,000
	HA Wide	Sewer Line Repairs	25,000	HA Wide	Sewer Line Repairs	25,000
	HA Wide	New Development/Relocation	60,000	HA Wide	New Development /Relocation	60,000
	HA Wide	Operations	250,000	HA Wide	Operations	250,000
	HA wide	Admin/Mgt Imp/Arch	400,000	HA wide	Admin/Mgt Imp/Arch	400,000
Total CFP Estimated Cost			\$1,500,000			\$1,500,000

8. Capital Fund Program Five-Year Action Plan

Activities for Year : 2011 FFY Grant: PHA FY:			Activities for Year: 2012 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
CA16PO35- 003	Replace flooring	45,000			
CA16PO35- 003	Cameras in Laundry Rooms	5,000			
CA16PO35- 010	Comprehensive Unit Modernization (remaining single family)	100,000	CA16PO35- 008	Comprehensive Unit Modernization (remaining single family)	100,000
CA16PO35- 012	Comprehensive Unit Modernization (remaining single family)	100,000			
CA16PO35- 014	Replace flooring	45,000	CA16PO35- 014	Paint & waterproof	50,000
CA16PO35- 015	Replace flooring	45,000	CA16PO35- 015	Paint & waterproof	50,000
CA16PO35- 016	Replace flooring	45,000			
CA16PO35- 016	Bathroom remodel	65,000	CA16PO35- 016	Plumbing	50,000
			CA16PO35- 018	Plumbing	50,000
CA16PO35- 022	Plumbing	100,000	CA16PO35- 018	Replace toilets	25,000
			CA16PO35- 020	Replace flooring	50,000
			CA16PO35- 020	Kitchen remodel	100,000
			CA16PO35- 020	Bath remodel	75,000
HA wide	CFFP Bond/Loan Pmt	200,000	HA wide	CFFP Bond/Loan Pmt	200,000
HA wide	Replace stoves, range hoods, refrig, wtr heater	10,000	HA wide	Replace stoves, range hoods, refrig, wtr heater	10,000
HA wide	Replace Locks	5,000	HA wide	Replace Locks	5,000
HA wide	Sewer Line Repair	25,000	HA wide	Sewer Line Repair	25,000
HA Wide	New Development/Relocation	60,000	HA Wide	New Development/Relocation	60,000

8. Capital Fund Program Five-Year Action Plan

HA Wide	Operations	250,000	HA Wide	Operations	250,000
HA wide	Admin/Mgt Imp/Arch	400,000	HA wide	Admin/Mgt Imp/Arch	400,000
Total CFP Estimated Cost		\$1,500,000			\$1,500,000

ATTACHMENT A

Public Housing

ACOP- Proposed Changes

Chapter 6

Full-time student - A student is defined as full time by the definition of full time as dictated by the school of attendance. Failure to complete the necessary classes, credits, etc. to be classified as a full time student, will deem the student unqualified for income exemption.

Chapter 9

Guests of residents – A resident may have guests stay overnight in their unit for up to 14 days in one calendar year; this is cumulative for all number of stays and all guests. (Example: every weekend, one or twice a week accumulating to no more than 14 days). A person staying any longer than a total of 14 days in a year will be considered a live-in person and will be subject to the lease conditions related to an unauthorized person in the unit. A person who lacks a permanent address and continually visits a resident for long periods of time (but does not necessarily sleep overnight) is also considered an unauthorized person in the unit.

A person staying longer than 14 days and taking any of the following actions is considered an unauthorized person in the unit:

- Sleeping in the unit anytime during a 24 hours period
- Bathing in the unit
- Preparing more than one meal in the unit
- Laundering clothing in the unit or building laundry facilities
- Using the unit address to receive mail or correspondence
- Using the unit address for court, law enforcement, probation or parole reporting purposes
- Using the unit address for reporting to any government agency; such as but not limited to applying for aid or receiving Social Security Benefits, Disability, Unemployment Insurance, etc.
- Using the unit address on a driver's license ID card or Passport
- Possessing a key or key card to access the unit independent of the resident (excluding an authorized aide)

Chapter 10

Visiting pets – that belong to a guest, are not allowed unless they are authorized under a reasonable accommodation approval.

ATTACHMENT B

MEMBERS OF CITY-WIDE RESIDENT ADVISORY BOARD

Phyllis Demunoz-Kozel, President

Irineo Flores, Vice President

Robin Scott-Burton, Secretary

Rusal Contreras

George Forth

Heather Nahm

ATTACHMENT C

RESIDENT ADVISORY BOARD RECOMMENDATIONS

Refer to attached letter

Housing Authority - City of Ventura

Resident Council No. 3

9620 Telephone Road, Office

Ventura, California 93004

TRIAD 301 3 C

805 656 6692

Fax: 805 656 6692

residentcouncil3@ventura.com

June 4, 2008

Ms. Loretta McCarty
Chief Operating Officer
Housing Authority of the City of Ventura
11122 Snapdragon Street, Ste 100
Ventura, California 93004

Dear Ms. McCarty:

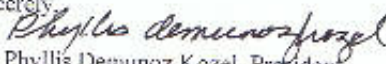
In accordance with 2000 CFR Title 21, Volume 5, Chapter IX, Part 903.13 and .17, and after reviewing the ACOP as initially submitted by Ms. Emily Warmann; Resident Council #3 of the Housing Authority of the City of Ventura and in concurrence with Ms. Diane Lopez, Property Manager of AMP 3, would like to offer our congratulations on a plan well thought out.

We also wish to thank you for your consideration of our suggestions pertaining to the treatment of the trees on the property with regards to changing the language from: Replace lifting patio slabs and remove trees to "replace lifting patio slabs/sidewalks, tree and root pruning."

This revised wording is very acceptable to both the Resident Board and Ms. Lopez the Property Manager.

Thank you for the manner in which you cooperated with us and the helpful attention you gave our requests for clarification.

We look forward to working with you in the future and would gladly offer our suggestions should the need arise.

Sincerely,

Ms. Phyllis Demunoz Kozel, President
Resident Council #3

Ms. Diane Lopez, Property Manager
AMP #3

