PHA 5-Year and	U.S. Department of Housing and Urban	OMB No. 2577-0226
	Development	Expires 4/30/2011
Annual Plan	Office of Public and Indian Housing	

1.0	PHA Information									
	PHA Name: Housing Authority of the City of San Buenaventura PHA Code: CA035 PHA Type: Small High Performing Standard HCV (Section 8)									
				dard X HCV (Section 8)					
		PHA Fiscal Year Beginning: (MM/YYYY):10/2009								
		<u> </u>	<u></u>							
2.0	Inventory (based on ACC units at time	of EV bogi	pring in 1.0 above)							
2.0	Number of PH units: 716	of I'I begin		Number of HCV units:	1100					
	Number of FH units710			Number of HCV units.						
2.0	~									
3.0	Submission Type	_	_	_						
	S-Year and Annual Plan	Annual	Plan Only	5-Year Plan Only						
4.0					1 1					
	PHA Consortia - <u>NOT APPLICAB</u>	<u>LE</u> -	PHA Consortia: (Check boy	a f submitting a joint Plan and	complete tab	le below.)				
			D		No. of Un	nits in Each				
	Participating PHAs	PHA	Program(s) Included in the	Programs Not in the	Program					
	1 0	Code	Consortia	Consortia	PH	HCV				
	PHA 1:									
	PHA 2:									
	PHA 3:									
5.0	5-Year Plan. Complete items 5.1 and 5	.2 only at 5-	Year Plan update.							
		-	-							
5.1	Mission. State the PHA's Mission for	serving the r	needs of low-income, very lo	w-income, and extremely l	ow income	families in				
	the PHA's jurisdiction for the next five	vears:								
	5	2								
	The mission of the Housing Auth	ority of the	City of San Buenavent	ura is to be the catalyst	for develo	ning				
	administering and maintaining at	ainable no	busing and to serve as an	advocate for the nousing	ng needs c	of the				
	residents of the City of Ventura.									

5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
	<u>PHA Goal</u> : Expand the supply of assisted housing <u>Objectives</u> : Apply for additional rental vouchers, reduce public housing vacancies, leverage private or other public funds to create additional housing opportunities, acquire or build units or developments.
	<u>PHA Goal</u> : Improve the quality of assisted housing <u>Objectives</u> : Improve public housing management (PHAS score 91%), maintain or improve voucher management (SEMAP score 97%), increase customer satisfaction, concentrate on efforts to improve specific management functions (e.g., public housing finance; voucher unit inspections), renovate or modernize public housing units, demolish or dispose of obsolete public housing, provide replacement public housing, provide replacement vouchers.
	<u>PHA Goal</u> : Increase assisted housing choices <u>Objectives</u> : Provide voucher mobility counseling, conduct outreach efforts to potential voucher landlords, implement voucher homeownership program, implement public housing or other homeownership programs, convert public housing to vouchers (as feasible).
	<u>PHA Goal</u> : Provide an improved living environment <u>Objectives</u> : Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments, implement public housing security improvements, when feasible designating developments or buildings for particular resident groups (elderly, persons with disabilities)
	<u>PHA Goal</u> : Promote self-sufficiency and asset development of assisted households <u>Objectives</u> : Increase the number and percentage of employed persons in assisted families, provide or attract supportive services to improve client's employability, provide or attract supportive services to increase independence for the elderly or families with disabilities, increase Self-Sufficiency opportunities for Section 8 clients, (expand existing efforts to include assistance with homeownership), increase Self-Sufficiency opportunities for Public Housing clients (expand existing efforts to include assistance with homeownership, continue implementation of Neighborhood Networks grant to increase empowerment opportunities for clients, pursue ROSS grant to increase empowerment opportunities for clients and their children).
	<u>PHA Goal</u> : Ensure equal opportunity and affirmatively further fair housing <u>Objectives</u> : Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability, undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability, undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required, continue to administer the City's Fair Housing and Tenant/Landlord Services Program, continue coordination with the Fair Housing Services provided through the Southern California Housing Rights Center, use the Southern California Housing Rights Center to provide ongoing training to Housing Authority staff and property managers.
	<u>PHA Goal</u> : Help families move from rental housing to homeownership. <u>Objective</u> : Continue to implement the Section 8 Voucher Homeownership Program to enable low-income renters to utilize their subsidy in conjunction with a mortgage on a home purchase, continue to implement the Family Self Sufficiency (FSS) Program for all Section 8 and Public Housing clients, in order to encourage self-sufficiency efforts in all residents.
	<u>PHA Goal</u> : Assist in the preservation of affordable rental and for-sale properties within the City. <u>Objective</u> : Continue to assist the City with its Housing Preservation loan program and Mobile Home Grant Program, assist the City with its Affordable Housing Program design and implementation, assist the City with proposed rental unit preservation program, respond favorably to any invitation to administer HUD's enhanced voucher program for project-based contract optouts.
	<u>PHA Goal</u> : Partner with for-profit and non-profit developers and governmental service agencies to increase the supply of affordable housing within the City, and ensure project viability. <u>Objective</u> : Pursue project-based Section 8 assistance, when feasible.
	Please see Section 10.a for a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

	PHA Plan Update
	(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
	Changes to Public Housing Admissions Continued Occupancy Policy (ACOP)
	<u>Chapter 10 Pets and Assistance Animals.</u> Chapter 10 of the ACOP has been updated as follows:
	 Change - Title of Chapter 10 Current: Pets and Assistance Animals Proposed: Pets and Animals that Assist, Support, or Provide Service to Persons with Disabilities. Introduction
6.0	 Chapter 12 of the ACOP has been updated as follows: 12-II.D. COST OF TRANSFER Current: The PHA will bear the reasonable costs of transfers that the PHA requires.
	For the full changes in chapter form, please see Chapters 10 and 12, included as Attachment K.
	Changes to HCV Administrative Plan Effective 7/1/09
	 HCV participate families that claim zero income to the household will have interim increase change processed when income is reported. The appropriate rent change will be applied the first of the following month with not less than a 30 day notice.
	 PHA has contracted with an independent contractor to provide HCV Housing Quality Standards inspection services.
	 Revisions have been made to the PHA Housing Choice Voucher Homeownership policy. Post purchase homeownership requirements have been added.
	 Direct Deposit requirements for landlord HAP payments have been instituted. All participating HCV landlords have been notified that effective 8/1/09 direct deposit will be mandatory. Landlords that chose not to participate in direct deposit requirement policy will be required to personally pick up HAP checks on designated days and times at the Riverside office location.
	(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.
	The 5-Year and Annual PHA Plan are available for public review at the main administrative offices of the PHA, PHA property management offices, the main administrative office of the government (City of Ventura), and at the following PHA buildings: 2400 N. Ventura Avenue, 1055 Johnson Drive, 1079 Johnson Drive, 66 S. Ventura Avenue, 9050 Telephone Road, 9620 Telephone Road, and 137 S. Palm Street, all in Ventura.

	HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vanchers. Include statements related to those programs as applicable
7.0	 HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. The PHA has not received a HOPE VI grant, but may possibly apply for a HOPE VI grant for the density increase of units: CA16P035-01&C02 Westview Village (300 units), CA16P035-08 Harrison (10 units), and CA16P035-10 Park Row (10 units). The PHA may engage in mixed-finance development activities for public housing in the Plan year, which would be affiliated only with the above-referenced projects, if the PHA decides to proceed with that project in the Plan year. The PHA plans to submit to the Special Applications Center (SAC) a request to demolition/disposition: I80 public housing units located in project numbers 035-10 (231/405 W. Vince, 232/242 W. Flint, 1051/1156 Riverside St.) and 035-2 (246 & 260 W. Vince, 233/237/243/257 W. Flint, 229/356 W. Warner, 236/357 W. Barnett, 913/949/985 Snow Court) Flight (8) housing units located in project number 035-08 (217/233 Harrison Ave.) and 323/329 W. Park Row Ave. The PHA also may disposition the following units: Project numbers 035-08 (206 Kellogg St., 332 Valmore Ave., 1330 Elsinor Ct., 3157 & 3158 Channel Dr.,), 035-10 (10373 Darling Road, 10408 Jamestown St., 218 E. Kellogg St., 1325 Cachuma Dr., 239 Dos Caminos Ave.), and 035-12 (135 Harding Ave.). The PHA plans 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. 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
8.0	 income persons. The PHA will project-based vouchers at the following locations: 15 units – Working Artists Ventura (WAV) – affordable housing for artists in Downtown Ventura (voucher assistance already approved by HUD-DC and HUD-LA) and 12 units – Soho Apartments – 12 affordable family units located in the Westside Community of Ventura (voucher assistance application in progress). Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
	Please see the attached form
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
	Please see the attached form
8.3	Capital Fund Financing Program (CFFP). Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

	Hou	sing Need	s of Fami	lies in the	Jurisdicti	on by Family	Туре		
	Family Type	Overall	Afford- ability	Supply	Quality	Accessibility	Size	Location	
	Income <= 30% of AMI	2,406	5	5	4	5	4	N/A	
.0	Income >30% but <=50% of AMI	1,968	5	5	4	5	2	N/A	
	Income >50% but <80% of AMI	2,012	4	4	4	5	2	N/A	
	Elderly	1,213	5	5	4	5	2	N/A	
	Families with Disabilities	N/A	4	4	4	5	2	N/A	
	Hispanic	3,777	4	4	4	5	2	N/A	
	Black	218	4	4	4	5	2	N/A	
	Other	3,108	4	4	4	5	2	N/A	
	White	12,247	4	4	4	5	2	N/A	
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	• Participate in the strategies.	he Consolida						oader communi	
	 Participate in the Consolidated Plan development process to ensure coordination with broader community strategies. The PHA also plans to increase the number of affordable housing units by a variety of means: Apply for additional Section 8 units should they become available, Leverage affordable housing resources in the community through the creation of mixed-finance housing, and pursue housing resources other than public housing or Section 8 tenant-based assistance. The PHA will also utilize available funding to target families at or below 30% of AMI, families at or below 50% of AMI, the elderly, and families with disabilities. The PHA will increase awareness of PHA resources among families of races and ethnicities with disproportionate needs, and conduct activities to affirmatively further fair housing. 								

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

The Housing Authority of the City of San Buenaventura continues to provide well-maintained units for our residents and we continue to ensure public housing complexes operate effectively and efficiently. In that regard, we continue to review and update our Physical Needs Assessment and Management Assessment to ensure each AMP is operating in a cost-effective manner. The agency has requested information from the Ventura County Regional Energy Alliance firm to help make energy efficiency improvements to our existing public housing inventory. Security improvements were implemented by means of installing security camera systems at five of our public housing sites, and scheduled routine maintenance continues at each AMP. The Agency also continues to conduct activities to affirmatively further fair housing. We continue to initiate direct contact with local owners and property managers to ensure a diverse inventory of rental properties available outside the identified tracks that are at or below the poverty–income level to all program participants.

The Agency now offers enhanced services to residents of all age levels, including a homework center for children, computer repair program for adults, and exercise and health education programs for seniors, managed by our Resident Services department. The Agency continues to upgrade and expand the computer-learning center for children and adults (e.g. Internet connectivity for all existing personal computers) using HUD's Neighborhood Networks grant funding. We have increased computer learning activities/classes that reinforce and encourage computer use for empowerment, educational and employment purposes. In order to encourage self-sufficiency efforts in all residents, the Family Self Sufficiency (FSS) Program is offered to Section 8 and Public Housing residents. We continue to implement the FSS Program for all eligible clients, and the Section 8 Homeownership Program continues to be a tool to assist residents to move into homeownership.

10.0

The Agency continues to seek opportunities to develop additional low-income units in the community. The Agency sought and received additional Article 34 authority in the November 2004 election, enabling the development of 500 additional units throughout the City. To this extent, the Authority continues to participate in collaborative efforts to increase and improve the supply of affordable housing. Construction is expected to begin on a 12-unit family project in Summer 2009. All families will receive supportive services through the FSS Program and the rents will be subsidies with Project-Based Section 8 voucher assistance. The Housing Authority also formed a non-profit organization that owns and manages the 21 non-HUD units in the Agency's inventory. The non-HUD units can be used to leverage other funds, enabling the development of additional low/very low income housing in the community.

The Agency also continues to seek cost-effective ways to renovate or modernize public housing units. The Agency received \$1.6 million in Federal stimulus funds through the American Recovery and Reinvestment Act, and plans to use the bulk of the funds to renovate and modernize our existing public housing units. The Agency plans to use a Fannie Mae direct loan to pay for the modernization of public housing units. A Fannie Mae direct loan will enable the Agency to complete the significant modernization of several units rather than renovating a few per year. The loan will be repaid with Capital Fund monies over a 20 year period. The PHA will also assess the condition of all public housing units, and if over-concentration is evident, or significant renovation is necessary, it will determine whether some units should be replaced elsewhere in the community and mixed income units developed on-site instead. This would be accomplished using various tools including HUD Mixed Financing which requires the completion of the 20-year Physical Needs Assessment, and Management Assessment of the Agency. The Agency will assess the feasibility of demo/disposition of various pubic housing units including Westview Village, Park Row, Harrison, and the Santa Clara Apartments.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

The PHA defines "substantial deviation/modification" as when one of the policies outlined in the Plan is reversed. It defines "significant amendment" as adding a new Capital Fund Project to the Plan.

11.0	Required Submission for HUD Field Office Review . In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.
	 (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

Performance and Evaluation Report gram, Capital Fund Program Replacement Housing Factor and aneing Program.

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⁴ RIT funds shaft be included here.

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	Solar Panel Repairs		1460	75 anits	3.500	18,900	18,900	18,900	compl
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⁹ To be completed for the Performance and Evaluation Report.

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mber c	General Description of Major V Categories	York Development Account No.	Quantity	Total Estin	asted Cost	Total Actual	Cost	Status
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	Operations	1405		243,348	10	243,348	243.348	oemp1
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es	Original Obligation Er.d Units	Aenial Obligation End Date	Original Expenditure End Date	Actual Expenditions End Date	
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	9/12/2009	12/2007	9/12/2011	3/2008	completed
	9/12/2009	9/2005	9:12:2011	12/2008	completers
	9/12/2009	12/2007	9/12/2011	3/2008	completed
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	9/12/2009	9/2008	9/12/2011	12/2008	completed
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ita	9/12/2009	12/2007	9/12/2011	3/2008	completed
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	i 9/12/2009	6/2008	9/12/2011	9/2008	completed
	9/12/2009	12/2007	9/12/2001		in progress

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form TTCD-50075.1 (4/20)

mentation Schedule for Capital Food Financing Program

					Federal FFK of Grant:
at Number A-Wide ities	All Fund Oblighted (Quarter Finding Date)		Alf Fund (Quarter 1	ls Expended Breding Date)	Reasons for Revised Target D
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Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9) of the U.S. Housing Act of 1957, as an ended.

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Program, Capital Fund Program Regelarement Housing Fostor and A Fillsmond Program

U.S. Department of Usining and Urban Daved Office of Public and Indian F OMB No. 257 Poplas 47

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A-USS TELORITY OF THE BOESSAYENTURA	Grand Type and Namber Depint from Program Grant No; CA2570 Rogimental Heaving Fester Grant No; Date of CEPP;	55 501-08			
	[] Reserve for Densters Knorgeories		Keyisol Annual Statement	(Intria m 2023 J	
are and Fusing from Report for Period Rudious			Tetal Bri mared Cast		Togal Acrual Crot
unorsers by Development	at hypothet	(Ir goal	Revised	Obligated	Extrement
and use CP? Funds					256,823
and the mains in a mar	epoxed 70% of line 21) ⁴	256,822		256,822	<u> </u>
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ALL ASTRALISTATION (SOLY)	y not exceed 10% of the 20	128,412		128,412	
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1415 Ligridaçã Dzmagas	5			80,000	26,479
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1460 See Interventer		380,000	200,608	43,643	
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U.S. Department of Housing and Urian Devel Office of Public and Indian 7 OMB No. 257 Expires 4/30

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nary Grant Type and Number Capital Rand Program Grant No: CAL 6P055 501-06 Galaren St. Hausing Factor Gene Mo: Date of Childre		DIY of G EDY of G	rand: rand Apprental: 3408	·
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men/Performence sid Rvaluation Report Program, Capital Point Program Replacement Housing Furner and Withousing Program

CA-ASS CA-ASS AUCTORICS MUCRA	Y OF THE CITY OF SAN	pe and Number and Program Grant M of Program Grant M of No.), no one Housing Pactor fo		26	jýçderal)	PBY of Grant, 2	NIB	
rt Namber Wide	General Description of Major Work. Cauggines	Treveloppient According No-	Quantity	' Total Éstin.	intell Cost	Total Actual		Sister of
			1	Original	Revised	Funds Obligated	Finds Expended	
ē	Driveway overlay & replacement Roma	1450	20,000 5.	\$0,000				in progr
	Vide fintily/serier site & Cameria	1450	12,000 st	1:50,000	C			THE PARTY OF
ŝ	Texterior Plenbing line replacement	1460	75 mils	12.685		12,685		- m twee
б	planching/ballcoom remodel	1460	j 1 uzit	\$9,000	0			
8	Unit Modernization - 206 E. Ketlogg	1450	3 umi‡	1 50,000	40,533	41,000		in pros
8	Opit Materiation - 332 Valuare	1460	1 mrt	0	65,000			
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9	Bataroom floors & subfloors	+1460	i unit	CD.	65,000			
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6	drivenny overlay & replacement	1450	1 1 system	\$,000	8,170			in pro-
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22	bathroom floors & subfloors	1460	75 MEAS	50,000	1 15.608	13.608	15.608	CODP-
	Replace locks		65 appli	25,000	100,000			- in pro
	repleases stoves, rofrig, hoods, weiter hters	1501	14 crits	167,470	84.000			- inpre
	CFPP leverage payment	1410		128,472	—	128,412		
	Administration	1430		80.000	-	80.000	26.4.79	
	Press & Costs	1408		128/412		128,412		
	Moj Improvements	1400						

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pment Number «PIIA-Wide activities	All Find Obligstod (Quatter Ending Drive)		(Qnarter 3	ds Expended Finding Date)	Reasons for Revised Target D
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	6/12/7/10	20 <u></u>	6/13/2012		the same of the
Ğ	6/12/2010		6/;2/2012		
6 6	6/12/2010	1	5/12/2012	<u></u>	· · · · · · · · · · · · · · · ·
18	6/12/2010		6/12/2012	11	
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	6/12/2010	· · · · · · · · · · · · · · · · · · ·	6/12/2012		
19 10	6/12/2010		6/12/2012		a a a a
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6	67.2/2010	3/2009	G12/2012	6/2009	project in progress
6	. 6/.2/2010		6/12:2012		
	r/12/2010		6/12/2012		
20	6/12/2010		6/12/2012		

* Otligation and expenditions and dated can only be revised will (HUO approval puncture to Service 2) of the U.S. Foreshop Act of 1957, as an arbitrary

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gram, Capital Fund Program Replacement Hunsing Factor and rancing Program

U.S. Department of Housing and Urban Dev Office of Public and Infian OMB No. 24 Expires 4

g Application of the Grant Type and Number Copini Fond Program Grant Net CA16 Replacement Plansing Factor Grant Net Date of CIVP:	PU38.901-00			Fire of Grant Approva		
Statement Reserve for Disasters/Emorgentics		🗍 Restort Annual States T Final Performance au	nept (revision nos) d Evaluation Report			
a Dealestion Report for <u>Trainil Roding</u> :		Total Datemared Cust		foral Actual Cost		
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perations (may not exceed 23% of line 21)2	300,000					
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inutiented Thomages						
as and Costs	155,000			. <u> </u>		
ile Aquizzion						
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fon dwelling Servermen	21,000					
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¹ To be completed for in: Pails some and Databation Report.
 ² To be completed for the Pailoniance and Databation Report on Revised Ammal Statement.
 ³ PEAs with under 250 only in management may use 188% of CPP Grants for operations.

* KH7 funds shall be included nere.

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n/Performance and Evaluation Report ogram, Capital Fund Program Replacement Housing Factor and and ne Program

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Graut Type and Number Capital band Program Graut Net CALISPO35, 501-09 Replacement Housing Fusion Grant Net Data of CRAP:			arand: 2009 Armat Approval:	
al Natement 🔲 Reserve for Disasters''."	remailer	🗌 Revised Anu	ual Statement (revision po:	}
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nul Evaluation Report for Period Entirg:	Total Est	marrid Cox		cual Cost"
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of other alization of Deht Service prod by the PHA				
olletera ization of Debt Service paid V is System of Direct Payment	253,000			
ontingency (may not exceed 8% of line 20)				
a of 4 h rank Granic (same of loss 2 + 19)	1,500,000			
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th of Eps. 70 Rolated to Service, 504 Activities				
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¹ To be completed for the Performance and Evaluation Report. ² To be completed for the Performance and Evaluation Report or 2 Revised Acces of Statement. ³ PELAs with under 250 units in one again antimaty use 100% of OFP Grants for upp record.

⁴ RJ (F finzts shall be included Perc.

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ng Pages					Vadaral	ETTY of Centre 1	100			
Capital Pr CUTTAYO		TTTTAYes/No/S	ral Pind Program Grant No; CA161035 501			Federal FFY of Grant: 2009 1-09				
umber Je	General Description of Major W Categories	fork Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		! Statu		
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(LIDE	Elevator Upgradea	1460	2 unita	75,000			i	<u> </u>		
	Halcory Upgrades	1460	75 Ixalconics	100,000	L					
	Maintenance shop roof replacemen	3470	4320 sc. ft.	21,000				Ļ		
	Driveway overlay & replacement	1450	25 units	10,000			1			
- -	Driveway occilay & replacement	1450	25 miles	10,004						
	replace locks and install deadboils	1460	40 units	16.000				1		
	ext. furnishings operade & replace		5 bidgs	15.000			<u> </u>			
	stoves, refrigerance, range hoods, besters		40 app.s	30,000						
	phone system upgrade	1475	. system	25,000				<u> </u>		
	computer reolacement	1475	3 encputes	1 5,000		1		-		
-	CFFP leverage payment	94600		253,000						
	Administration	1410		150.000		+ ~ ~ -	······································	· · · · · · · · · · · · · · · · · · ·		
	Fees and Costs	1430		80.000						
	Management Improvements	2408	<u> </u>	150.000	- <u>-</u>					
	Operations	1406		300,000						

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st Performance and Evaluation Report ogram, Capital Fund Program Replacement Housing Factor and nancing Program U.S. Deparament of Housing and Urban Dan Office of Public and Indian OMB No. 2 Expires 4/

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ing Fages using Authority of the City of San		Grant Type and Number Capital Dand Program Grant Nor CI-FP (Yes/No): Replacement Eousit g Factor Gran. No:			Federal FFY of Grant:				
unther dc	General Description of Major Categories	Work	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		៍ទូតេស
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U.S. Department of Housing and Urban De Office of Public and Ledia OMB No. 1 Expires 4

nisiug Author	ity of the City of San I	Federal FFY of Grant: 2009				
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÷	09/12/2011		09/12/2013			
,	09/72/2011		09/12/2013			
*	09/82/2011		09/12/2013			
5	09/12/2011		09/12/2013		· · · · · · · · · · · · · · · · · · ·	
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25 ORITY OF THE ENAVENTURA	Grand Type and Number Copyal Food Program Grant Nor Replacement Hensink Jorden Limit No. Data of CETP:				FFY of Grant Approv CAPITAL PUND ROM
al Sbelgment nu Destandion Rem	Reserve for Disastens@mergencles art for Period Ladimg:		Revised Annual Scale Final Performance and	not (revision nos Evaluation Report	1
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Site Acquisition					
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Develling Structures	<u> </u>	2,632,500	-		
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Grant Type and Number Capital Fund Program Grant No: Replacement Housing, Factor Grant No Date of CUTT:				nt: nEApproval); FUND BORIS(IV/INF;	
nist Natement 🔲 Reserve for Disasters 200	erganeics] Revised Annual	Statement (revision ou:	э
and Evaluation Report for Period Cooling:		[Final Performan	nce and Evaluation Report	
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or office 50 Related to Security - Sist Costs	in the second				
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ting Pages				·				-
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	CPTP FILES	1430		45,000				1
	Replace vinyl flooting	i 1460	75 units	81,500				ê
	Kitchen remodel	1460	75 units	1,155,000			<u>.</u>	
	Window Replacement	1469	7.5 units	43,500		<u></u>	•	1
anioz	Replace kitchen cabinets	1460	75 units	210,000				-
-	Sliding Glass Door Replacement	[460	20 units	30,000				1
mily	Replace Vinyl Flooring	1460	20 mmins	35,750				
	Window Replacement	1460	20 units	70,000				1.00
	Sixing Glass Door Replacement	1460	j 20 units	50,000	1	<u>t</u> o		
	Replace Vinyl Flooring	1460	20 umils	35,750	· · · · · ·	<u>.</u>		
	Sliding Glass Door Replacement	1460	14 units	24,000	· · · · · · · · · · · · · · · · · · ·			
am	Replace Gas Fornaces	1460	14 units	20.000			<u></u>	
	Window Replacement	1/1/60	14 units	37,500				
			i					

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Y OF THE CITY OF SAN	Capital Store Program Grant' CETP (Yes' Ne), YES			Tederal	M/Y of Grant: (APITAL FIRD	TXORN
General Description of Major W Categories	Nork Development Account No.	Quantity	Totsi listi	maled Oyst	Total Actual	Cret	Stat
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Sliding Glass Door Replacement	1460	\$1 units	76,500	1			
Replace Kitchen Cabinets	1460	51 unics	145.000				<u> </u>
Replace gas fornaces	1460	50 unics	45,000				
Replace Asphalt Shingles	1460	50 units	60,000		8		1
Replace vinyl flooring	1460	50 mits	75,000			<u> </u>	
Slidne Glass Door Replacement	1460	53 tonits	3,9,000				_
	1460	53 units	1 3,000				
Replace Kitchen Cabinets	1460	53 tmils	56.000				+
Sliding Glass Door Replacement]460	20 mits	30,000			100	
Replace Gas Farnaces	1460	20 anits	20.000				
Replace Gas Futuraces	. 1460	20 anits	20,000				
Replace Asphalt Shingles	1460	20 miles	44,000				
Sliding Class Door Replacement	1460	20 units	30,000				
	Y OF THE CITY OF SAN General Description of Major W Categories Sliding Glass Door Replacement Replace Kitchen Cabinets Replace gas fornaces Replace gas fornaces Replace Viryl flooring Sliding Glass Door Replacement Replace Kitchen Cabinets Sliding Glass Door Replacement Replace Gas Fornaces Replace Gas Fornaces Replace Gas Fornaces Replace Gas Fornaces Replace Asphalt Shingles	Y OF THE CITY OF SAN Grant Type and Number Capital Strice Program Grant CITP (Yes' Ne), YES Reptacement Throwing Description Categories General Description of Major Work Categories Development Account No. Sliding Glass Door Replacement 1460 Replace Kitchen Cabinets 1460 Replace Kitchen Cabinets 1460 Replace Kitchen Cabinets 1460 Replace Kitchen Cabinets 1460 Sliding Glass Door Replacement 1460 Replace Kitchen Cabinets 1460 Sliding Glass Door Replacement 1460 Sliding Glass Door Replacement 1460 Sliding Glass Door Replacement 1460 Replace Kitchen Cabinets 1460 Replace Gas Furnace - central area 1460 Replace Gas Furnaces 1460 Replace Asphalt Shingles 1460	Y OF THE CITY OF SAN Grant Type and Number Capital Stric Program Grant No: CITP (Yes' Ne), YES Replacement Description of Major Work Development Quantity Categories Account No. Quantity Sliding Glass Door Replacement 1460 \$1 units Replace Kitchen Cabinets 1460 50 units Replace Asphalt Shingles 1460 53 units Sliding Glass Door Replacement 1460 53 units Sliding Glass Door Replacement 1460 53 units Replace Kitchen Cabinets 1460 53 units Replace Kitchen Cabinets 1460 53 units Replace Kitchen Cabinets 1460 20 units Replace Kitchen Cabinets 1460 20 units Replace Kitchen Cabinets 1460 20 units Replace Gas Furnaces 1460	Y OF THE CITY OF SAN Grant Type and Number Capital Stric Program Grant No: CITP (Yes'Ne), YES Replacement Thereing Taxor Grant No. General Description of Major Work Categories Development Account No. Quantity Total lists Sliding Glass Door Replacement 1460 \$1 units 76,500 Replace Kitchen Cabinets 1460 \$1 units 145,000 Replace gas fornaces 1460 \$0 units 60,000 Replace gas fornaces 1460 \$0 units \$0,000 Replace gas fornaces 1460 \$0 units \$0,000 Replace Gas Fornaces 1460 \$0 units \$0,000 Sliding Glass Door Replacement 1460 \$1 units \$2,000 Sliding Glass Door Replacement 1460 \$3 units \$3,000 Sliding Glass Door Replacement 1460 \$3 units \$3,000 Replace Kitchen Cabinets 1460 \$3 units \$3,000 Sliding Glass Door Replacement 1460 20 units \$2,000 Sliding Glass Door Replacement 1460 20 units \$2,000 Replace Kitchen Cabinets 1460 20 units 20,000 Replace Gas Fornaces	Grant Type and Number Tederal Y OF THE CITY OF SAN Capital Struct Program Grant No: CITP (Yes' Ne), YES Replacement Throng Datase Grant No. Itederal General Description of Major Work Categories Development Account No. Quantity Total listimaled Cost Stiding Glass Door Replacement 1460 \$1 units 76,500 Replace Sat Strences 1460 \$1 units 145,000 Replace Asphalt Shingles 1460 \$0 units 60,000 Stiding Glass Door Replacement 1460 53 units 39,000 Replace Asphalt Shingles 1460 53 units 39,000 Stiding Glass Door Replacement 1460 53 units 39,000 Stiding Glass Door Replacement 1460 53 units 39,000 Replace Kitchen Cabinets 1460 53 units 39,000 Replace Asphalt Shingles 1460 53 units 39,000 Stiding Glass Door Replacement 1460 53 units 39,000 Replace Kitchen Cabinets 1460 53 units 30,000 Replace Kitchen Cabinets 1460 53 units 30,000 Replace Kitchen Cabinets 1460 53 units 30,000 Replace Kitchen Cabinets 1460 20 units 20,000 Replace K	Grant Type and Number Televal Number Capital Store Program Grant No: CDT (Yes Ne), YES Replacement Having Tacar Gast No. Iteleval N/Y of Grant: C General Description of Major Work Categories Development Account No. Quantity I out Estimated Cost Total Actual Obligated ³ Stiding Glass Duor Replacement 1460 \$1 units 26,500 Funds Replace Kitchen Cabinets 1460 \$1 units 26,500 Replace Kitchen Cabinets 1460 \$1 units 60,000 Replace Kitchen Cabinets 1460 \$0 units 60,000 Stiding Glass Door Replacement 1460 \$0 units 60,000 Replace Aphalt Shingles 1460 \$1 units 39,000 Replace Aphalt Shingles 1460 \$3 units 39,000 Stidung Glass Door Replacement 1460 \$3 units 39,000 Replace Gas Purnace - central area 1460 \$3 units 39,000 Stidung Glass Door Replacement 1460 \$3 units 30,000 Replace Gas Purnace - central area 1460 \$2 units 20,000 Replace Gas Purnace - central area 1460 \$2 units 20,000 Replace Gas Purnaces 1460 \$2 units 20,000 Replace Gas Purnaces 1460 \$2 units	Grant Type and Number Capital Strue Propose Grant Na: Capital Strue Propose Grant Na: Cartegories Tenderal MPY of Grant: CAPUAL FIND Capital Strue Propose Replacement Three Propose Cartegories General Description of Major Work Cartegories Development Account No. Quantity Total Estimated Cost Total Actual Cost Stiding Glass Door Replacement Replace Kitchen Replace Kitchen Replace Apholt Shingles 1460 \$1 units 76,500 Replace Gas Door Replacement Stiding Glass Door Replacement 1460 \$1 units 145,000 Replace Kitchen Replace Kitchen Replace Kitchen Replace Kitchen Replace Apholt Shingles 1460 \$0 units 45,000 Stidzing Glass Door Replacement 1460 \$1 units 145,000 Inits Stidzing Glass Door Replacement 1460 \$0 units 75,000 Inits Stidzing Glass Door Replacement 1460 \$3 units 39,000 Inits Stidzing Glass Door Replacement 1460 \$3 units 39,000 Inits Stidzing Glass Door Replacement 1460 \$3 units 30,000 Inits Stidzing Glass Door Replacement 1460 \$3 units 30,000 Inits Replace Kitchen Cabinets 1460 \$3 units \$4,000 Inits Replace Gas Furnaces 1460 20 units 20,000 Inits Replace Gas Fur

¹⁴ To be compliand for the Portfondance and Evolution Report on a Rovisod Actual Statemers.

¹ To be completed for the Performance and Evaluation Zeport.

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CA-J35 CA-J35 HTHORIT FURA	Y OF THE CITY OF SAN Capital COSEP ()	'ype and Number Fund Program Gram N Gel Nell: YBS ment Howsing Factor (Federal	EFY of Grant: C.	APTIAL FÜRD	BORE
Number Vide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estin	naed Cost	Total Actual (Cost	Stu
	•			Original	Revised ¹	Finds Obligated ³	Funds Expendee?	
								+-
	Replace gas furnates	1460	20 mins	18,000	-	3		-
	Replace Asphalt Shingles	1460	20 quits	56,000	i.			-
	Replace Kitchen tabinets	1460	20 units	56,000				
	Replisce Asphali Shingles	1460	20 unics	32,300				
	Replace Krichen cahiners	1460	20 sunits	56,000				
	Reserve Deposit	1503		126.283	1			+
	Capitalized Incerest	1503	-	52,742	<u></u>			
	E STREAM ST							
	GRAND TOTAL			2,856,525				-
			1			1		-
				1				

 $^{\rm b}$ (in be completed for the Performance and Rivshustian Report or a Rovisud Annual Statement

*To be completed for the Performance and Evolution Report.

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form HUD-50075.1 (42

A-065 I	<u>hedade for Capital Fund</u> HOUSING AUTTIORI	TY OF THE CITY OF	Federal VFV of Grant: CAPITAL FUND BORROWING		
ent Nornher IA-Wide vitics		d Obligated Ending Date)		is Expended Ending Date)	Reasons for Revised Target D
	Original Obligation End Dare	Artual Obligation Find Date	Original Expenditure Bud Date	Actual Expenditure End Date	
	7(15/2011		7/15/2013		
	7/15/2011	1	7/15/7013		<u>_</u>
	7/15/2011	1 an	.7/15/2013	2	
I	7/15/2011		7/15/2013		
	7/15/2011		7/15/2013	100 mm	
	7/15/2011		7/15/2013		
	7/15/2011		7/13/2013		
	7/15/2011		7/15/2013		
. n'	7/15/2001		7/15/2013		
	7/15/2011		7/15/2013		
	7/15/2011	* 	7/15/2013		
	7/15/2011	1.1	7/15/2013		
	17/15/2011		3/(15)2013	N	2
	7/15/2011		7/15/2013	and the second	
	7/15/2011		7/15/2013		

³ Obligation and ecomolities and dated one only to revises with PUTD approximation personnel to Section 9" of the U.S. Ususing Act of 1907, as susceived.

form HUD-50075.1 (4/

	PHA Name/Number Housing Authority of the City of San Buenaventura CA16P035			/County & State) Ventura, CA	⊠Original 5-Year Plan □Revision No:		
A.	Development Number and Name	Work Statement for Year 1 FFY	Work Statement for Year 2 2010 FFY2010	Work Statement for Year 3 2011 FFY2011	Work Statement for Year 4 2012 FFY2012	Work Statement for Year 5 2013 FFY2013	
B.	Physical Improvements Subtotal	Annual Statement	537,000	537,000	537,000	537,000	
C.	Management Improvements		150,000	150,000	150,000	150,000	
D.	PHA-Wide Non-dwelling Structures and Equipment						
E.	Administration		150,000	150,000	150,000	150,000	
F.	Other Fees and Costs		100,000	100,000	100,000	100,000	
G.	Operations		300,000	300,000	300,000	300,000	
H.	Demolition						
I.	Development		60,000	60,000	60,000	60,000	
J.	Capital Fund Financing – Debt Service		253,000	253,000	253,000	253,000	
K.	Total CFP Funds						
L.	Total Non-CFP Funds						
M.	Grand Total		1,500,000	1,500,000	1,500,000	1,500,000	

Par	t I: Summary (Continu	nation)					
PHA	Name/Number		Locality (City/	county & State)	Original 5-Year Plan Revision No:		
A.	Development Number and Name	Work Statement for Year 1 FFY	Work Statement for Year 2 2010 FFY2010	Work Statement for Year 3 2011 FFY2011	Work Statement for Year 4 2012 FFY2012	Work Statement for Year 5 2013 FFY2013	
	HA Wide	Annual Statement	1,008,000	1,008,000	1,008,000	1,008,000	
	CA16P035-001 & 002					50,000	
	CA16P035-003			32,000		150,000	
	CA16P035-006		105,000	85,000	200,000	50,000	
	CA16P035-009		35,000	50,000	50,000	77,000	
	CA16P035-010		40,000				
	CA16P035-013		77,000	50,000	50,000	35,000	
	CA16P035-014		75,000		67,000		
	CA16P035-015		75,000			30,000	
	CA16P035-016			75,000		50,000	
	CA16P035-017			100,000	50,000		
	CA16P035-018			50,000			
	CA16P035-020				75,000		

Work	Work	Statement for Year2010		Work S	Statement for Year:20	011
Statement for		FFY			FFY	
Year 1 FFY	Development Number/Name	General Description of Major Work Categories	Estimated Cost	Development Number/Name	General Description of Major Work Categories	Estimated Cost
See	CA16P035-006	Flooring upgrades (BV Sr. and Family units)	30,000	CA16P035-003	Install dryer vents	32,000
Annual	CA16P035-006	Bathroom renovation – family units (BV & Cambria)	75,000	CA16P035-006	Paint and Waterproof (BV Sr. & Family)	50,000
Statement	CA16P035-009	Exterior plumbing line replacement	35,000	CA16P035-006	Cambria exterior stair renovation (upgrade landing, treads, & landing)	35,000
	CA16P035-010	Santa Clara Carport Replacement	40,000	CA16P035-009	Kitchen remodel	50,000
	CA16P035-013	Replace lifting patio slabs/sidewalks, tree and root pruning	35,000	CA16P035-013	Kitchen remodel	50,000
	CA16P035-013	Elevator Door Upgrade	35,000	CA16P035-016	Kitchen remodel	75,000
	CA16P035-013	Water heater replacement	42,000	CA16P035-017	Kitchen remodel	50,000
	CA16P035-014	Kitchen remodel	75,000	CA16P035-017	Interior flooring upgrade	50,000
	CA16P035-015	Kitchen remodel	75,000	CA16P035-018	Kitchen remodel	50,000
	HA wide	CFFP Bond/Loan Pymt	253,000	HA wide	CFFP Bond/Loan Pymt	253,000
	HA wide	Replace stoves/refrig/range hoods/water heaters	10,000	HA wide	Replace stoves/refrig/range hoods/water heaters	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	300,000	HA wide	Operations	300,000
	HA wide	Admin/Mgt Imp/Arch	400,000	HA wide	Admin/Mgt Imp/Arch	400,000
	Sı	ibtotal of Estimated Cost	\$1,500,000	S	ubtotal of Estimated Cost	\$1,500,000

Part II: Supp	porting Pages – Phys	ical Needs Work State	ment(s)			
Work	Work St	atement for Year2012		Work Sta	atement for Year:2013	
Statement for		FFY			FFY	
Year 1 FFY	Development Number/Name	General Description of Major Work Categories	Estimated Cost	Development Number/Name	General Description of Major Work Categories	Estimated Cost
See				CA16P035-001&002	Install indiv. water meters	50,000
Annual	CA16P035-006	Kitchen remodel (BV Family)	50,000	CA16P035-003	Flooring upgrades in units and community space	50,000
Statement	CA16P035-006	BV Sr. Interior Renovation project – new unit front doors, comm. flooring upgrades and painting	75,000	CA16P035-003	Elevator Upgrades	100,000
	CA16P035-006	Unit modernization – 8806 N. Bank Drive	75,000	CA16P035-006	Air Duct Cleaning (BV Sr.)	15,000
	CA16P035-009	Upgrade water heaters and gas furnaces	50,000	CA16P035-006	Shower upgrade (Cambria)	35,000
	CA16P035-013	Bathroom renovation	50,000	CA16P035-009	Paint & waterproof	77,000
	CA16P035-014	Exterior drainage renovation	67,000	CA16P035-013	Flooring upgrades	35,000
	CA16P035-020	Basketball court upgrades	75,000	CA16P035-015	Replace wall heaters	30,000
				CA16P035-016	Elevator Upgrades	50,000
	HA wide	CFFP Bond/Loan Pymt	253,000	HA wide	CFFP Bond/Loan Pymt	253,000
	HA wide	Replace stoves/refrig/range hoods/water heaters	10,000	HA wide	Replace stoves/refrig/range hoods/water heaters	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	300,000	HA wide	Operations	300,000
	HA wide	Admin/Mgt Imp/Arch	400,000	HA wide	Admin/Mgt Imp/Arch	400,000
		btotal of Estimated Cost	\$1,500,000		btotal of Estimated Cost	\$1,500,000