

PHA Plans

Streamlined 5-Year/Annual Version

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

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

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain 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 5-Year Plan for Fiscal Years 2005 - 2009 Streamlined Annual Plan for Fiscal Year 2006

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. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Oxnard Housing Authority

PHA Number: 031

PHA Fiscal Year Beginning: 07/2006

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 780
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 1,590

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:				
Participating PHA 3:				

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below):
City Clerk's Office

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

- Main business office of the PHA
- PHA development management offices



Other (list below):

City Library

City Clerk's Office

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
 [24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- PHA Goal One:** Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
- 1) As notices of fund availability become available, the Oxnard Housing Authority (OHA) will request an appropriate number of additional rental vouchers that is consistent with the housing needs identified in the Consolidated Plan.
 - 2) As part of a major housing replacement project, request-housing replacement vouchers from HUD.
- Development of Additional Affordable Housing
- 1) The OHA will undertake a major renovation project demolishing 260 public housing units and replacing them with approximately 505 affordable and market rate rental and homeownership dwelling units.
 - 2) The OHA will establish a non-profit corporation to oversee the development of

260 units of replacement housing and other future development activities.

- 3) The OHA will participate in a Limited Liability Corp. (LLC) to develop affordable housing rental units and share in revenues.
- 4) The OHA will renovate and expand the supply of assisted housing through the use of Multi-family Housing Program (MHP) Funds, Multi-family Revenue Bonds, 9% Tax Credits, 4% Tax Credits, Grant Funds, and Community Facilities District (CFD) Funds.
- 5) The OHA will seek out resources and innovative ways to increase down payment assistance to first time homebuyers.

Reduce public housing vacancies.

Maintain a low vacancy rate and turnaround time in public housing

The OHA will maintain a vacancy rate of 2 percent or less and a turnaround time of less than 20 calendar days on average.

Leverage private or other public funds to create additional housing opportunities.

The OHA will continue to work with the City of Oxnard and private developers in developing affordable rental and owner-occupied units.

Acquire or build units or developments.

- 1) The OHA will explore the feasibility of acquiring or building rental units and purchasing and rehabilitating single-family homes or other dwelling units for sale, resale, or leasing to low or moderate income families.
- 2) Acquisition or disposition of buildings and /or land for new units or development.
- 3) Review the feasibility of demolishing four or more public housing units in the Project 31-2 in order to remove a hidden enclave of dwelling units that are problematic to the neighborhood and very difficult to administer or police.

Other (list below)

Land banking-the OHA will acquire properties for future needs or developments.

PHA Goal Two: Improve the quality of assisted housing Objectives:

Improve public housing management: (PHAS score).

Achieve and maintain the status of a high performer under the Public Housing Assessment System (PHAS) with a score of not less than 90 percent. This goal was achieved for the last fiscal year that began July 1, 2004 and ended June 30, 2005.

Improve voucher management: (SEMAP score).

Achieve and maintain the status of a high performer under the Section 8 Management Assessment Program (SEMAP) with a score of not less than 90 percent. (During Fiscal Year 2005, the OHA received a 100 percent score for SEMAP).

Increase customer satisfaction.

The OHA will continue to hold periodic meetings for tenants of public housing and solicit feedback from Section 8 participants, Section 8 landlords, and public housing residents regarding customer satisfaction.

Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections).

- 1) Maintain a high performance level in key areas of the public housing and Section 8 programs.
- 2) Maintain an appropriate operation reserve level in public housing.
- 3) Provide 100 percent inspections of public housing and Section 8 units.
- 4) Maintain a 95 percent or better lease-up of Section 8 and public housing units.
- 5) Ensure that tenant accounts receivables are less than five percent annually.

Renovate or modernize public housing units.

Completion of major renovation of 70 units in Colonia Village, Project 31-3, was completed during the last fiscal year, which began July 1, 2005.

Demolish or dispose of obsolete public housing.

Sale of 29 acres of land owned by OHA for development purposes.

Provide replacement public housing:

Provide replacement vouchers.

As part of a major housing replacement project, request housing replacement vouchers from HUD.

Other: (list below)

- 1) Maintain all public housing units with the highest level of work performance that will meet and/or exceed Housing Quality Standards.
- 2) The Housing Authority obtained authorization and issued Multi-Family Revenue Bonds in an amount not to exceed \$5.8 million which facilitated the early completion of renovation of housing developments 31-3 (Colonia Village) and 31-4 (Pleasant Valley Village). The OHA used future anticipated HUD allocations of the Capital Fund to leverage this source of funding.
- 3) Administration building replacement, site development, parking lot construction, grounds configuration, and demolition.

PHA Goal Three: Increase assisted housing choices.
Objectives:

- Provide voucher mobility counseling.
- Conduct outreach efforts to potential voucher landlords.
- Increase voucher payment standards.
- Implement voucher homeownership program.

A homeownership program has been incorporated into the Section 8 Administrative Plan.

Implement public housing or other homeownership programs.

The OHA will review, and if feasible, establish a Family Self-Sufficiency homeownership program in public housing.

The OHA will implement a Public Housing Family Self-Sufficiency grant program, which will include homeownership activities.

The OHA will continue to assist and make appropriate referrals of at least 10 families to move from public housing to homeownership within each fiscal year.

- Implement public housing site-based waiting lists.
- Convert public housing to vouchers.
- Other: (list below).

Increased income limit for seniors: continue to include in the Administrative Plan a provision that allows seniors who exceed the income limit by less than 10% of

income eligibility amount to apply for the Section 8 program.

HUD Strategic Goal Two: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment.

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.

The OHA will undertake a major development of mixed housing, which will result in deconcentration of poverty by bringing higher income families into a lower income neighborhood.

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

Continue to apply rent ranges.

Give preference to working households.

Implement public housing security improvements.

- 1) Continue an aggressive graffiti abatement program.
- 2) Continue the lawn beautification program.
- 3) Maintain and continue to improve the landscape design, litter removal, and walkways repair.
- 4) Track crime in the housing developments based on police statistics.
- 5) Continue working with police and tenants to address neighborhood security concerns.
- 6) Continue enlisting the assistance of local police for criminal record screening of applicants for the Section 8 and public housing programs.

Designate developments or buildings for particular resident groups (elderly, persons with disabilities).

The OHA has two buildings designated as senior housing: Palm Vista (100 units) and Plaza Vista (50 units).

Other: (list below)

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

PHA Goal: Promote self-sufficiency and asset development of assisted households.
Objectives:

Increase the number and percentage of employed persons in assisted families.

Provide job development and employment services to the residents of public housing.

Provide or attract supportive services to improve assistance recipients' employability.

Continue to work with County CalWorks program and other local agencies to assist public assisted families to move from welfare to work.

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Other: (list below).

Implement a newly funded Public Housing Family Self Sufficiency Program, targeting 40 families at a time.

Continue to implement the Housing Choice Voucher (HCV) Family Self-Sufficiency Program.

Update the OHA's Family Self Sufficiency Plan, for both the Public Housing and the HCV program.

HUD Strategic Goal Four: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.
Objectives:

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 by modifying public housing units in amounts sufficient to meet or exceed the requirements of Section 504 of the Rehabilitation Act of 1973.

Other: (list below).

Continue to provide fair housing counseling and dispute resolution services

through a working agreement with the Housing Rights Center.

Other PHA Goals and Objectives: (list below).

- Other PHA Goal One:** Improve housing opportunities for all residents
Objectives:
 - Provide homeownership training for residents.
 - Build housing for farmworkers.
 - Expand homeownership opportunities.
 - Develop new housing for low-income families.
 - Expand rental assistance for low-income families.
 - Plan and develop new ways of developing housing for low- and moderate-income families.

- Other PHA Goal Two:** Improve access to decent shelter and needed services for the homeless.
Objectives:
 - Support the development of a year-round emergency shelter.
 - Support continuation of the winter warming shelter.
 - Support homeless prevention efforts.

 - Implement Homeless Management Information System to identify resource gaps and provide benchmark data of homeless population and service needs.
 - Continue to work regionally with neighboring jurisdictions in identifying partnership opportunities for development of homeless beds, services and permanent supportive housing.

- Other PHA Goal Three:** Promote the quality of housing for low-income households.
Objectives:
 - Expand the rehabilitation of existing housing.
 - Continue to modernize Oxnard’s public housing.
 - Maintain the City’s public housing communities in a condition that exceeds HUD’s physical condition standards, including their aesthetics and landscaping.

- Other PHA Goal Four:** Improve the quality of life for our housing clients.
Objectives:
 - Expand needed service for public housing and Section 8 participants.
 - Improve job opportunities for public housing and Section 8 participants.
 - Improve public safety and security in public housing.
 - Continue the “one strike “policy for the benefit of all public housing

residents.

Other PHA Goal Five: Enhance staff's quality of work life to better serve our residents.
Objectives:

- Improve our office facilities.
- Provide adequate and functional equipment and tools.
- Strengthen safety and wellness in the workplace.
- Expand our information technology.
- Enhance staff's professional development opportunities, including cross-training on mixed financing housing compliance requirements.
- Improve the delivery of quality customer service.
- Strengthen the department's management and financial resources.

Other PHA Goal Six: Convert to Project Based Accounting and Asset Management.
Objectives:

- Implement all applicable provisions of the Public Housing Operating Fund Program Final Rule, dated Sept. 29, 2005, 24 CFR Part 990.
- Comply with all applicable notices and guidance provided by HUD on project based accounting and asset management.
- Identify groupings of housing developments.
- Comply with deadlines for steps towards conversion to asset management and project based accounting.
- Provide training to staff.
- Provide a study session to the OHA Board of Commissioners.
- Carry out strategic planning and develop comprehensive plan for conversion to asset management.

Streamlined Annual PHA Plan

PHA Fiscal Year 2006

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

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

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

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

The Oxnard Housing Authority has prepared the annual plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 ensuring that HUD requirements are met.

The plan contains the mission of the Oxnard Housing Authority and the goals and objectives for the next five years. The Annual Plan is based on the premise that if we accomplish the goals and objectives, we will be working toward achieving the mission of the Housing Authority.

The plan, statements, budget summary, and policies set forth in the Annual Plan all lead toward the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach toward the goals and objectives and are consistent with the Consolidated Plan. The key areas that are identified in the Annual Plan are as follows:

1. Housing needs that point out a need for farmworker housing
2. Financial resources which show a strong financial position for the OHA
3. Local preferences that consider the housing needs within the community
4. Rent determination policy that provides options for the residents
5. Operations and management policies that address preventative measures
6. Grievance procedures that provide an opportunity to the residents to express concern and obtain a hearing regarding certain management decisions (though not required to be addressed in the templates, continue to be part of the plan, through inclusion in the policies and incorporated by reference).
7. Capital Improvement needs that reflect the tenant's input regarding renovating public housing units.
8. Demolition and Disposition Designation of Housing has been addressed by the OHA with no activity in this area within the last 12 months.
9. Conversion of public housing has been studied with a determination that there may be activity in this area in the next 12-24 months.
10. Homeownership community service program. The OHA will study a homeownership assistance program to OHA residents. The community service program has been suspended for the next 12 months.
11. Crime, safety and pet issues (though not required to be addressed in the templates, continue to be part of the plan, through inclusion in the policies and incorporated by reference).

Some highlights of discretionary policies that the OHA has included in its Section 8 Administrative Plan are a 2 person per bedroom standard for the Section 8 Program and a Payment Standard for Section 8 landlords at 90% or the area Fair Market Rent. The Five-Year Plan contains funding strategies and a major plan to replace 260 public housing dwelling units with new construction dwelling units supported by project based vouchers.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	*Annual Turnover
Waiting list total	4527		362
Extremely low income <=30% AMI	-	-	
Very low income (>30% but <=50% AMI)	1,766	39%	
Low income (>50% but <80% AMI)	2,761	61%	
Families with children	3,298	73%	
Elderly families	795	18%	
Families with Disabilities	1,229	27%	
White	3,838	85%	
Black/African American	177	0.04%	
American Indian	33	0.01%	
Asian	218	0.05%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	799	29%	
2 BR	1069	39%	
3 BR	802	29%	
4 BR	84	3%	
5 BR	7	0.00%	
5+ BR	0	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 31 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families on the PHA’s public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

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

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		Housing Assistance
a) Public Housing Operating Fund	492,984	
b) Public Housing Capital Fund	1,993,281	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	14,348,304 <u>146,046</u> 14,494,350	Vouchers MOD Rehab TOTAL
f) Resident Opportunity and Self-Sufficiency Grants	400,000	
g) Community Development Block Grant	N/A	
h) HOME	N/A	
Other Federal Grants (list below)		
FSS Coordinator Grant	60,478 65,000	Section 8 Public Housing
2. Prior Year Federal Grants (unobligated funds only) (list below) as of July 1, 2005		
	501-03 - \$954,796 502-03 – 131127 501-04 – 1,480,560	MOD Activities
	ROSS-RSDM 2003 & 2005 - \$30,000 & \$250,000 ROSS-NN 2005 – \$150,000 ROSS-PHFSS-\$65,000	ROSS grants
3. Public Housing Dwelling Rental Income	3,377,049	Housing Assistance
4. Other income (list below)		
City Grant Funds – FIC	135,500	FIC Program Activities
Rental Revenue	105,852	
Investment Income	49,330	
4. Non-federal sources (list below)		
Homelessness Grant FIC	10,000	FIC Program Activities
Oxnard NFL	34,782	
Hueneme NFL	8,680	
Total resources	20,530,604	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: Within the top 50 applicants.
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. Site-Based Waiting Lists-Previous Year

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 d.

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
N/A				

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:

d. 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 subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

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

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices

- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Desire to live close to work or schools
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing

- Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
 1. To avoid reprisals
 2. To avoid hate crimes
- Other preference(s) (list below)
 - Involuntary displacement preference
 1. Disaster (fire, flood, earthquake, etc.)
 2. Federal, state, or local government action related to code enforcement, public improvement or development.
 3. Action by a housing owner which is beyond an applicant's ability to control and which occurs despite the applicant's having met all previous conditions of occupancy, and is other than a rent increase.
 4. Actual or threatened physical violence directed against the applicant or applicant's family by a spouse or other household member who lives in the unit with the family.
 5. Displacement by non-suitability of the unit

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans’ families
- 1 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 1 Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
 - Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors):
 - Zero balance statements from previous Housing Authority tenancies.
 - Screen for Oxnard residency preference.
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
 - Criminal or drug-related activity
 - Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
 - None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?
(select all that apply)

- PHA main administrative office
- Other (list below)
1470 Colonia Road, Oxnard, California 93030

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

- Difficulty in finding a unit
- Medical reasons
- Poor rental market

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 1 Veterans and veterans’ families
- 1 Residents who live and/or work in your jurisdiction
- 2 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 2 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)
Contacts with public agencies with special purpose clients

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA’s minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% of adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

We will provide an exemption for financial hardship, loss of employment, death in the family, and if the family will be evicted fir the minimum rent is applied.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA’s payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA’s segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA’s segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA’s minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

The OHA has hardship exemptions to the minimum rent.

5. Capital Improvement Needs

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.

- b. 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.).

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

Applicability of sub-component 5B: 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) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)

- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
 Development name:
 Development (project) number:
 Status of grant: (select the statement that best describes the current status)
 Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway

- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the

Plan year? If yes, list development name/s below:

d. 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:

e. 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:
 Replacement activities for 260 public housing dwelling units contained in Project 31-1 (“The Courts”); to be replaced with Project Based Section 8 Vouchers.

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description	
1a. Development name: Colonia Village	
1b. Development (project) number: CAL 031	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>03/28/2006</u>	
5. Number of units affected: 44.	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 03/01/2007 b. Projected end date of activity: 2008 for this phase; 2012 for whole project.	

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 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 below:

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

(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):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- b. 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.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2005.)

The Housing Authority met all significant goals established in the previous five-year plan. For example, it continuously received High Performer designation for both the Public Housing Assessment System (PHAS) rating and for Section 8 Management Assessment Program rating (SEMAP) during the period of the last five year plan.

The OHA was able to obtain bond financing to accelerate two Modernization Program projects: the complete renovation of Project 31-3 housing development and construction of a new administration building at Project 31-4 housing development. The 31-3 Project began renovation construction during the last year of the last five year plan.

In continuation of goals from the last five year plan, significant progress has also been made in meeting goals of the current five year plan, in the area of development of affordable housing opportunities for residents. The accomplishments are listed below.

Progress on Meeting Affordable Housing Goals During FY July 1, 2005-June 30, 2006:

City staff plans to present a proposed agreement with Cabrillo Economic Development Corporation (CEDC) to the Oxnard City Council in January 2006 which will fund \$510,000 for an Individual Development Account Program (IDA) for 30 families from the "Courts" project. These funds will help "Courts" residents to purchase the 23 sales homes that will be available to low income families in the redeveloped project area. CEDC will be building upon previous housing counseling agreements it has had with the City and the Housing Authority to prepare public housing and Section 8 families for home ownership.

Initial occupancy of CEDC's 52 unit Villa Cesar Chavez apartments for farmworkers will be on December 31, 2005, when the first 19 families move in. The remaining families

will arrive on February 1st and March 1st, 2006. Habitat for Humanity of Ventura County has started the construction of the first three of the six farmworkers single family units on the Villa Cesar Chavez grounds.

Grading began in December 2005 for the 54 unit Villa Victoria being built by CEDC adjacent to the nine hole golf course on Victoria Avenue. Twenty-seven of the units will be for farmworkers.

Residents began moving into the 72 unit affordable housing apartment project Villa Madera during April 2005. Seven of the units are designated for farmworker families.

CEDC is currently in discussion with the Community Development Commission and the Riverpark developers for the provision of the project's very low income requirements. The CEDC Paseo Santa Clara apartment project will be at Myrtle Avenue and Detroit Street and consist of 140 very low income units.

Staff designed and successfully competed for HUD funding for a Public Housing Family Self Sufficiency Program, which will include homeownership support activities.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- a. Substantial Deviation from the 5-Year Plan
- b. Significant Amendment or Modification to the Annual Plan

Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires that public housing authorities explain “substantial deviations” from the Five-Year Plan in their annual plans. The statute also provides that, while public housing authorities may change or modify their plan or policies described in them, any “significant amendment or modification” to the plan that would require public housing authorities to submit a revised public housing authority plan that has met full public process requirements.

HUD considers any of the following to be significant amendments or

- Changes to rent or admission policies or organization on the waiting list;
- Additions of non-emergency work items (items not included in the current annual statement or five-year action plan) or change in use of replacement reserve funds under the Capital Fund;

- Change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

The Oxnard Housing authority will submit a revised public housing plan that has met full public requirements if there are any significant amendments or modifications to the plan.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

- a. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

The Resident Advisory Board met on Nov. 28, 2005, Dec. 19, 2005, and Feb. 27, 2006. Through there was considerable discussion and questions regarding the Agency Plan provisions, particularly related to the pending redevelopment of 260 public housing units at Colonia Village (Project 31-1) and the OHA not permitting inoperable vehicles in tenant driveways, only two specific comments were received from, Resident Advisory Board members.

- 1) The Courts Project. Residents requested that a street in the planned reconfigured Project 31-1 (“the Courts”) be named after the late Bernard T. Carn, former OHA Housing Programs Manager.
- 2) Pet Policy. Members requested that instead of allowing residents to have either a cat or dog or 2 birds, that residents be allowed to have a cat or dog *and* two birds. Residents also question what the additional fee in the policies for animals is for.

- b. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments.
List changes below:

- 1) Tenants were informed that City policy precludes the naming of a new street after an individual. Residents were informed that they could appeal to the City Council. Also, staff informed board members that it will entertain the idea for the naming of the new community center that will be part of the new Courts development. (Tenants were receptive to both ideas).
- 2) Staff amended the Admissions and Occupancy Policies occupancy so that residents are allowed to have a cat or dog *and* two birds. Staff also removed the

additional fee in the policies for animals.

Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Gaudencio Digos
Carlos Soria

Method of Selection:

Appointment

The term of appointment is (include the date term expires): July 31, 2007.

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

- Representatives of all PHA resident and assisted family organizations
- Other (list)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member: June 30, 2005.

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

(3) 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).

Consolidated Plan jurisdiction: City of Oxnard

a. 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 list 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)
 1. Provide decent housing
 2. Establish and maintain a suitable living environment
 3. Expand economic opportunities
- Other: (list below)

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

The Consolidated Plan supports the PHA plan with a commitment to ensure that strategies to remove barriers to affordable housing are maintained and that the housing needs for the community are addressed.

(4) (Reserved)

Use this section to provide any additional information requested by HUD.

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. 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):
To develop affordable housing; to provide available rental units for Section 8 applications; and to assure the availability of existing units for a period of years.

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

- 1. Gateway - 25 units, Census Tract 39.
- 2. Villa Madera - 14 units, Census Tract 33 (Completed in FY 7/1/04-6/30/05- Progress in meeting last year’s Annual Plan goals)
- 3. Sycamore Apts. - # presently unknown (up to 20% of units), Census Tract 34.01 (Projected completion date is unknown).

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ 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>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program.	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	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
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	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
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	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
N/A	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.	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
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: 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 PHA Plan for Consortia

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement and Evaluation Report

PHA Name: <p style="text-align: center;">Oxnard Housing Authority</p>	Grant Type and Number Capital Fund Program Grant No: CA16-P031-501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 192,299.00			
3	1408 Management Improvements	\$ 148,441.00			
4	1410 Administration	\$ 156,839.00			
5	1411 Audit	\$ -			
6	1415 Liquidated Damages	\$ -			
7	1430 Fees and Costs	\$ 204,367.00			
8	1440 Site Acquisition	\$ -			
9	1450 Site Improvement	\$ 254,139.00			
10	1460 Dwelling Structures	\$ 329,365.00			
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -			
12	1470 Nondwelling Structures	\$ -			
13	1475 Nondwelling Equipment	\$ 117,218.00			
14	1485 Demolition	\$ -			
15	1490 Replacement Reserve	\$ -			
16	1492 Moving to Work Demonstration	\$ -			
17	1495.1 Relocation Costs	\$ 52,458.00			
18	1499 Development Activities	\$ -			
19	1501 Collateralization or Debt Service	\$ 433,783.00			
20	1502 Contingency	\$ 104,372.00			
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 1,993,281.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director	Signature of Public Housing Director	Date
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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual

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

PHA Name: Oxnard Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16-P031-501-06 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	
CAL 31-0 PHA WIDE	Operations	1406		\$ 192,299.00				
	Consultant (AS)	1408		\$ 828.00				
	Prof Dev Trng (AS)	1408		\$ 7,036.00				
	Asset Management (AS)	1408		\$ 5,000.00				
	Prof Dev Trng (FIC)	1408		\$ 1,655.00				
	Consultant (HA)	1408		\$ 1,655.00				
	Prof Dev Trng (HA)	1408		\$ 8,277.00				
	Welfare to Work(HA)	1408		\$ 41,000.00				
	CF Vehicle (MOD)	1408		\$ 4,966.00				
	Prof Dev Trng (MOD)	1408		\$ 4,139.00				
	Disaster Prep (PS)	1408		\$ 1,655.00				
	Office Equipment (PS)	1408		\$ 827.00				
	Prof Dev Trng (PS)	1408		\$ 4,139.00				
	Prof Dev Trng (RI)	1408		\$ 1,655.00				
	Staffing (RI)	1408		\$ 65,609.00				
	CF Staff Benefits	1410		\$ 16,150.00				
	CF Staff Salary	1410		\$ 124,174.00				
	CF Staff Sundry	1410		\$ 4,513.00				
	CF Staff Telephone	1410		\$ 9,933.00				
	CF Staff Travel	1410		\$ 2,069.00				
	A&E Fees	1430		\$ 41,391.00				
	Advertising	1430		\$ 4,139.00				
	Permit Fees	1430		\$ 8,277.00				
	Planning	1430		\$ 124,174.00				
	Site Improvements	1450		\$ 4,139.00				
	Computer Sytem Upgrade	1475		\$ 75,000.00				
	Computer Hardware	1475		\$ 40,563.00				
	Office Furniture (MOD)	1475		\$ 1,655.00				
	CFFP Bond Payment	1501		\$ 433,783.00				
	Contingency	1502		\$ 104,372.00				
	Total 31-0:			\$ 1,335,072.00				
Signature of Executive Director					Signature of Public Housing Director			Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Oxnard Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16-P031-501-06 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		
CAL 31-1 The Courts	Security Lighting	1460		\$ 8,000.00					
	Total 31-1:			\$ 8,000.00					
CAL 31-2 Felicia Ct.	Security Lighting	1460		\$ 4,000.00					
	Total 31-2:			\$ 4,000.00					
CAL 31-3 Colonia Road	A&E Fees	1430		\$ 11,982.00					
	Parking	1450		\$ 250,000.00					
	Building Renovation	1460		\$ 90,365.00					
	SecurityLighting	1460		\$ 3,000.00					
	Total 31-3:			\$ 355,347.00					
CAL 31-4 Pleasant Valley	A&E Fees	1430		\$ 4,900.00					
	Building Renovation	1460		\$ -					
	SecurityLighting	1460		\$ 4,000.00					
	Total 31-4:			\$ 8,900.00					
CAL 31-5 Plaza Vista	A&E Fees	1430		\$ 9,504.00					
	Isolation Valves	1460		\$ 100,000.00					
	Room Radiators	1460		\$ 120,000.00					
	Relocation	1495		\$ 52,458.00					
	Total 31-5:			\$ 281,962.00					
	CA16-P031-501-06 Total:			\$ 1,993,281.00					
Signature of Executive Director					Signature of Public Housing Director				Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Oxnard Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16-P031-501-06 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	
	CFFP Bond			5,745,000	-	-	-	
	Total CFFP Bond:			5,745,000				
	Usage							
	CFFP Underwriters Discount			86,175				
	CFFP Issuance Cost			52,428				
	CFFP Debt Service Resever			456,138				
	CFFP Capitalization Interest			130,693				
	CFFP Project Construction			5,016,663				
	CFFP Rounding Amount			2,903				
	Total CFFP Usage:			5,745,000				
	CFFP Project Construction Usage Details							
	CFFP Administration 31-0			362,743				
	CFFP Vacancy Cost 31-0			68,014				
	CFFP Maintenance Cost 31-0			27,205				
	CFFP Contingency 31-0			158,701				
	Total 31-0:			616,663				
	CFFP Construction Cost 31-3			3,000,000				
	Total 31-3:			3,000,000				
	CFFP Construction Cost 31-4			1,400,000				
	Total 31-4:			1,400,000				
	CFFP Total Project Construction Cost:			5,016,663				
Signature of Executive Director					Signature of Public Housing Director			Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Oxnard Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16-P031-501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CAL 31-0 PHA-Wide	6/30/2007			6/30/2009			
CAL 31-1 The Courts	6/30/2007			6/30/2009			
CAL 31-2 Felicia Court	6/30/2007			6/30/2009			
CAL 31-3 Colonia Road	6/30/2007			6/30/2009			
CAL 31-4 Pleasant Valley	6/30/2007			6/30/2009			
CAL 31-5 Plaza Vista	6/30/2007			6/30/2009			
CAL 31-7 Scattered Sites	6/30/2007			6/30/2009			
CAL 31-8 Palm Vista	6/30/2007			6/30/2009			
Signature of Executive Director				Signature of Public Housing Director		Date	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (2) To be completed for the Performance and Evaluation Report

13. Capital Fund Five Year Plan

Part I: Summary

PHA Name Oxnard Housing Authority						[X] Original 5-Year Plan [] Revision no:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010	
	Annual Statement					
CAL 31-0 OHA-Wide		\$ 1,272,221.00	\$ 1,196,334.00	\$ 1,194,734.00	\$ 1,197,984.00	
CAL 31-1 The Courts		\$ -	\$ -	\$ -	\$ -	
CAL 31-2 Felicia Court		\$ 287,765.00	\$ 25,000.00	\$ -	\$ -	
CAL 31-3 Colonia Road		\$ -	\$ 63,614.00	\$ 49,500.00	\$ -	
CAL 31-4 Pleasant Valley		\$ 130,563.00	\$ 65,000.00	\$ 87,500.00	\$ -	
CAL 31-5 Plaza Vista			\$ -	\$ 135,000.00	\$ -	
CAL 31-7 Scattered Sites		\$ 183,350.00	\$ 170,000.00	\$ 425,515.00	\$ 384,265.00	
CAL 31-8 Palm Vista		\$ 18,350.00	\$ 372,301.00	\$ -	\$ 310,000.00	
CFP Funds Listed for 5-year planning		\$ 1,892,249.00	\$ 1,892,249.00	\$ 1,892,249.00	\$ 1,892,249.00	
Replacement Housing Factor Funds						

13. Capital Fund Program Five-Year Plan
Part II: Supporting Pages - Work Activities

Activities for Year 1 2006	Activities for Year: 2 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2008 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA-Wide	Operating Subsidy	\$ 170,111.00	PHA-Wide	Operating Subsidy	\$ 170,111.00
Annual	Cal 31-0	Consultant (AS)	\$ 893.00	Cal 31-0	Consultant (AS)	\$ 893.00
Statement		Prof Dev Trng (AS)	\$ 7,593.00		Prof Dev Trng (AS)	\$ 7,593.00
		Prof Dev Trng (FIC)	\$ 1,786.00		Prof Dev Trng (FIC)	\$ 1,786.00
		Consultant (HA)	\$ 1,786.00		Consultant (HA)	\$ 1,786.00
		Prof Dev Trng (HA)	\$ 8,932.00		Prof Dev Trng (HA)	\$ 8,932.00
		CF Vehicle (MOD)	\$ 5,359.00		CF Vehicle (MOD)	\$ 5,359.00
		Prof Dev Trng (MOD)	\$ 4,466.00		Prof Dev Trng (MOD)	\$ 4,466.00
		Disaster Prep (PS)	\$ 17,866.00		Disaster Prep (PS)	\$ 17,866.00
		Office Equipment (PS)	\$ 893.00		Office Equipment (PS)	\$ 893.00
		Prof Dev Trng (PS)	\$ 4,466.00		Prof Dev Trng (PS)	\$ 4,466.00
		Prof Dev Trng (RI)	\$ 1,786.00		Prof Dev Trng (RI)	\$ 1,786.00
		Staffing (RI)	\$ 70,805.00		Staffing (RI)	\$ 70,805.00
		CF Staff Benefits	\$ 17,429.00		CF Staff Benefits	\$ 17,429.00
		CF Staff Salary	\$ 134,008.00		CF Staff Salary	\$ 134,008.00
		CF Staff Sundry	\$ 4,870.00		CF Staff Sundry	\$ 4,870.00
		CF Staff Telephone	\$ 10,719.00		CF Staff Telephone	\$ 10,719.00
		CF Staff Travel	\$ 2,232.00		CF Staff Travel	\$ 2,232.00
		A&E Fees	\$ 44,669.00		A&E Fees	\$ 44,669.00
		Advertising	\$ 4,466.00		Advertising	\$ 4,466.00
		Permit Fees	\$ 8,932.00		Permit Fees	\$ 8,932.00
		Planning	\$ 134,008.00		Planning	\$ 134,008.00
		Site Improvements	\$ 4,466.00		Site Improvements	\$ 4,466.00
		Computer Hardware	\$ 43,775.00		Computer Hardware	\$ 43,775.00
		Computer Sytem Upgrade	\$ 75,000.00			
		Office Furniture (MOD)	\$ 1,786.00		Office Furniture (MOD)	\$ 1,786.00
		CFFP Bond Payment	\$ 439,683.00		CFFP Bond Payment	\$ 438,233.00
		Welfare To Work	\$ 41,000.00		Welfare To Work	\$ 41,000.00
		Contingency	\$ 110,031.00		Contingency	\$ 110,031.00
	Cal 31-0 Subtotal:		\$ 1,373,816.00	Cal 31-0 Subtotal:		\$ 1,297,366.00
Total CFP Estimated Cost						

Capital Fund Program Five-Year Action Plan**Part II: Supporting Pages - Work Activities**

Activities for Year 1 2006	Activities for Year: 2 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2008 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Felicia Court CAL 31-2	A&E Fees	\$ 27,765.00	Felicia Court CAL 31-2	A&E Fees	\$ 5,000.00
		Remaider of Wall Heaters	\$ 30,000.00		Shut Off Valves	\$ 20,000.00
		Refrigerators	\$ 80,000.00			
		Ground Shop Renovation	\$ 90,000.00			
		Stoves	\$ 60,000.00	CAL 31-2 Subtotal:		\$ 25,000.00
	CAL 31-2 Subtotal:		\$ 287,765.00			
	Colonia Village CAL 31-3	A&E Fees	\$ -	Colonia Village CAL 31-3	A&E Fees	\$ 7,614.00
					Refrigerators	\$ 56,000.00
	CAL 31-3 Subtotal		\$ -	CAL 31-3 Subtotal		\$ 63,614.00
	Squires Dr. CAL 31-4	A&E Fees	\$ 20,000.00	Pleasant Valley CAL 31-4	A&E Fees	\$ 5,000.00
		Avaiable Fund/ Not used	\$ 110,000.00		Stoves	\$ 60,000.00
	CAL 31-4 Subtotal		\$ 130,000.00	CAL 31-4 Subtotal		\$ 65,000.00
	Plaza Vista CAL 31-5	A&E Fees	\$ -	Plaza Vista CAL 31-5	A&E Fees	\$ -
			\$ -			
	CAL 31-5 Subtotal:		\$ -	CAL 31-5 Subtotal:		\$ -
	Scattered Sites CAL 31-7	A&E Fees	\$ 15,000.00	Scattered Sites CAL 31-7	A&E Fees	\$ 20,000.00
		Sliding Glass Doors/Windows	\$ 120,000.00		Laundry Drain	\$ 150,000.00
		Fences/ Althea Court	\$ 48,350.00			
	CAL 31-7 Subtotal:		\$ 183,350.00	CAL 31-7 Subtotal:		\$ 170,000.00
	Palm Vista CAL 31-8	A&E Fees	\$ 10,000.00	Palm Vista CAL 31-8	A&E Fees	\$ 45,000.00
		GFI Installation	\$ 5,000.00		Radiator Systems	\$ 282,301.00
		Door Closures/Missing Ones	\$ 3,350.00		Hallway Windows	\$ 45,000.00
	CAL 31-8 Subtotal:		\$ 18,350.00	CAL 31-8 Subtotal:		\$ 372,301.00
	Total CFP Estimated Cost		\$ 1,993,281.00			\$ 1,993,281.00

Capital Fund Program Five-Year Action Plan**Part II: Supporting Pages --- Work activities**

Activities for Year: 4 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2010 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA-Wide	Operating Subsidy	\$ 170,111.00	PHA-Wide	Operating Subsidy	\$ 170,111.00
Cal 31-0	Consultant (AS)	\$ 893.00	Cal 31-0	Consultant (AS)	\$ 893.00
	Prof Dev Trng (AS)	\$ 7,593.00		Prof Dev Trng (AS)	\$ 7,593.00
	Prof Dev Trng (FIC)	\$ 1,786.00		Prof Dev Trng (FIC)	\$ 1,786.00
	Consultant (HA)	\$ 1,786.00		Consultant (HA)	\$ 1,786.00
	Prof Dev Trng (HA)	\$ 8,932.00		Prof Dev Trng (HA)	\$ 8,932.00
	CF Vehicle (MOD)	\$ 5,359.00		CF Vehicle (MOD)	\$ 5,359.00
	Prof Dev Trng (MOD)	\$ 4,466.00		Prof Dev Trng (MOD)	\$ 4,466.00
	Disaster Prep (PS)	\$ 17,866.00		Disaster Prep (PS)	\$ 17,866.00
	Office Equipment (PS)	\$ 893.00		Office Equipment (PS)	\$ 893.00
	Prof Dev Trng (PS)	\$ 4,466.00		Prof Dev Trng (PS)	\$ 4,466.00
	Prof Dev Trng (RI)	\$ 1,786.00		Prof Dev Trng (RI)	\$ 1,786.00
	Staffing (RI)	\$ 70,805.00		Staffing (RI)	\$ 70,805.00
	CF Staff Benefits	\$ 17,429.00		CF Staff Benefits	\$ 17,429.00
	CF Staff Salary	\$ 134,008.00		CF Staff Salary	\$ 134,008.00
	CF Staff Sundry	\$ 4,870.00		CF Staff Sundry	\$ 4,870.00
	CF Staff Telephone	\$ 10,719.00		CF Staff Telephone	\$ 10,719.00
	CF Staff Travel	\$ 2,232.00		CF Staff Travel	\$ 2,232.00
	A&E Fees	\$ 44,669.00		A&E Fees	\$ 44,669.00
	Advertising	\$ 4,466.00		Advertising	\$ 4,466.00
	Permit Fees	\$ 8,932.00		Permit Fees	\$ 8,932.00
	Planning	\$ 134,008.00		Planning	\$ 134,008.00
	Site Improvements	\$ 4,466.00		Site Improvements	\$ 4,466.00
	Computer Hardware	\$ 43,775.00		Computer Hardware	\$ 43,775.00
	Office Furniture (MOD)	\$ 1,786.00		Office Furniture (MOD)	\$ 1,786.00
	CFFP Bond Payment	\$ 436,633.00		CFFP Bond Payment	\$ 439,883.00
	Wefare To Work	\$ 41,000.00		Welfare To Work	\$ 41,000.00
	Contingency	\$ 110,031.00		Contingency	\$ 110,031.00
Cal 31-0 Subtotal:		\$ 1,295,766.00	Cal 31-0 Subtotal:		\$ 1,299,016.00
Total CFP Estimated Cost					

Capital Fund Program Five-Year Action Plan**Part II: Supporting Pages --- Work activities**

Activities for Year: 4 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2010 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Felicia Court	A&E Fees	\$ -	Felicia Court	A&E Fees	\$ -
CAL 31-2			CAL 31-2		
CAL 31-2 Subtotal:		\$ -	CAL 31-2 Subtotal:		\$ -
Colonia Village	A&E Fees	\$ 7,500.00	Colonia Village	A&E Fees	\$ -
CAL 31-3	Stoves	\$ 42,000.00	CAL 31-3		
CAL 31-3 Subtotal		\$ 49,500.00	CAL 31-3 Subtotal		\$ -
Pleasant Valley	A&E Fees	\$ 7,500.00	Pleasant Valley	A&E Fees	\$ -
CAL 31-4	Refrigerators	\$ 80,000.00	CAL 31-4		
CAL 31-4 Subtotal:		\$ 87,500.00	CAL 31-4 Subtotal:		\$ -
Plaza Vista	A&E Fees	\$ 5,000.00	Plaza Vista	A&E Fees	\$ -
CAL 31-5	Kitchen Faucets, AS, SL's	\$ 10,000.00	CAL 31-5		
	Kitchen Cabinets	\$ 120,000.00			
CAL 31-5 Subtotal:		\$ 135,000.00	CAL 31-5 Subtotal:		\$ -
Scattered Sites	A&E Fees	\$ 55,515.00	Scattered Sites	A&E Fees	\$ 60,000.00
CAL 31-7	New Flooring & Repairs	\$ 320,000.00	CAL 31-7	New Flooring & Repairs	\$ 274,265.00
	Relocation	\$ 50,000.00		Relocation	\$ 50,000.00
CAL 31-7 Subtotal:		\$ 425,515.00	CAL 31-7 Subtotal:		\$ 384,265.00
Palm Vista	A&E Fees	\$ -	Palm Vista	A&E Fees	\$ 10,000.00
CAL 31-8			CAL 31-8	Shower Meter Valves	\$ 180,000.00
				Elevator Doors	\$ 120,000.00
CAL 31-8 Subtotal:		\$ -	CAL 31-8 Subtotal:		\$ 310,000.00
Total CFP Estimated Cost		\$ 1,993,281.00			\$ 1,993,281.00



DR. THOMAS E. HOLDEN
Mayor

OFFICE OF THE MAYOR
305 West Third Street • Oxnard, CA 93030 • (805) 385-7435 • Fax (805) 385-7595
E-mail: drtomholden@aol.com

March 8, 2006

Sal Gonzalez, Housing Director
Oxnard Housing Authority
435 South D Street
Oxnard, California 93030

Dear Mr. Gonzalez:

This is to certify that the FY 2006-2007 Annual Agency Plan of the Oxnard Housing Authority is consistent with the City of Oxnard's latest Consolidated Plan and our Analysis of Impediment to Fair Housing Choice. Congratulations on a job well done.

Your mission statement and goals and objectives fit right in with our Consolidated Plan. As for the Annual Plan, we particularly appreciate:

- The expanded opportunities for very-low income and low-income persons to become homeowners;
- The fact that you are continuing to provide housing opportunities to farmworkers, where possible;
- The flat rents that you have established;
- Your deconcentration plan;
- Your aggressive pursuit of opportunities for people with disabilities;
- The residency preference for people who live or work in Oxnard; and
- Continuing to provide needed housing for elderly households.

All of these decisions are consistent with our Consolidated Plan.

Sincerely,

Dr. Thomas E. Holden
Mayor



HOUSING AUTHORITY OF THE CITY OF OXNARD

RESOLUTION NO. 1202

RESOLUTION APPROVING THE AGENCY PLAN AND AUTHORIZING THE
CHAIRMAN TO EXECUTE AND SUBMIT THE AGENCY PLAN FOR THE
HOUSING AUTHORITY

WHEREAS, the Housing Authority of the City of Oxnard ("OHA") is required by the U.S. Department of Housing and Urban Development ("HUD") to approve and submit the Agency Plan for the Housing Authority for HUD's review and approval; and

WHEREAS, the OHA is required by HUD to certify that the OHA is in compliance and will comply with HUD's policies and procedures; and

WHEREAS, the OHA, as required under the Quality Housing and Work Responsibility Act of 1998 ("QHWRA"), has had the Agency Plan available to the public for a 45-day comment and review period, and has held the requisite advance meetings with the Resident Advisory Board between November 28, 2005 and December 19, 2005, as well as the required public hearing on March 28, 2006;

NOW, THEREFORE, the Board of Commissioners of the Housing Authority of the City of Oxnard resolves as follows:

1. The Commission approves the Agency Plan for the Housing Authority and directs the Housing Director to submit it to HUD for review and approval, as required by QHWRA.
2. The Commission authorizes and directs the Chairman to execute the PHA Certification Compliance Form for the Agency Plan.
3. The Commission certifies that the OHA developed the Agency Plan with involvement and input from local government and the residents within the jurisdiction of the Agency Plan.

APPROVED AND ADOPTED this 28th day of March 2006, by the following vote:

AYES: Commissioners Soria, Zaragoza, Digos, Flynn, Herrera and Maulhardt.

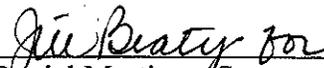
NOES: None.

ABSENT: Chairman Holden.



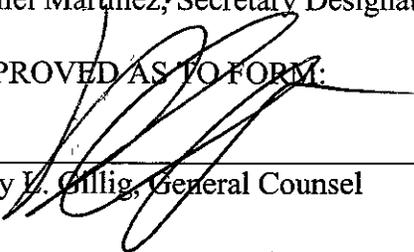
Dr. Thomas E. Holden, Chairman

ATTEST:



Daniel Martinez, Secretary Designate

APPROVED AS TO FORM:



Gary L. Gillig, General Counsel

**Standard PHA Plan
PHA Certifications of Compliance**

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the __standard Annual, __standard 5-Year/Annual or __streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning _____, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

- 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- 15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
- 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- 17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- 19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
- 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Oxnard Housing Authority
PHA Name

031
PHA Number/HA Code

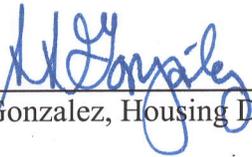
- Standard PHA Plan for Fiscal Year: 20__
- Standard Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__
- Streamlined Five-Year PHA Plan for Fiscal Years 2005 - 2009, including Annual Plan for FY 2006

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

Name of Authorized Official Dr. Thomas E. Holden, Mayor	Title Chairman of the Oxnard Housing Authority
Signature X 	Date March 28, 2006

OXNARD HOUSING AUTHORITY
CIVIL RIGHTS CERTIFICATION RESPONSE

The Oxnard Housing Authority does hereby agree and certify that we will carry out this Agency Plan (both our Five-Year Plan and our Annual Plan) in compliance with all applicable civil rights requirements and will affirmatively further fair housing. In particular, we will comply with Title VI of the Civil Rights Act of 1964, the Fair Housing Act Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990. This is in continuation of our long-standing antidiscrimination tradition.



S. D. Gonzalez, Housing Director



Date

HOUSING AUTHORITY OF THE CITY OF OXNARD

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss.
CITY OF OXNARD)

RESOLUTION NO. 1202

I, Hidania Novoa, Office Assistant of the City of Oxnard, do hereby certify the foregoing to be a true and correct copy of the Oxnard Housing Authority Resolution No. 1202, which was approved by the City Council at its regular meeting held on March 28, 2006. The original is on file in the City Clerk's Office.

DATED this 29th day of March, 2006.



Hidania Novoa
Office Assistant II

NOW, THEREFORE, the Board of Commissioners of the Housing Authority of the City of Oxnard resolves as follows:

1. The Commission approves the Agency Plan for the Housing Authority and directs the Housing Director to submit it to HUD for review and approval, as required by QHWRA.
2. The Commission authorizes and directs the Chairman to execute the PHA Certification Compliance Form for the Agency Plan.
3. The Commission certifies that the OHA developed the Agency Plan with involvement and input from local government and the residents within the jurisdiction of the Agency Plan.

APPROVED AND ADOPTED this 28th day of March 2006, by the following vote:

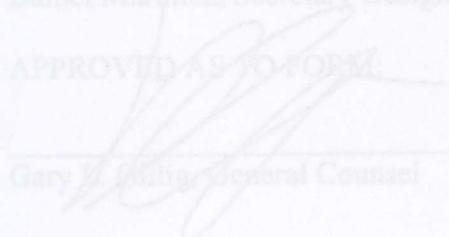
AYES: Commissioners Seria, Zaragoza, Digos, Fiyun, Herrera and Naulhardt.
NOES: None.
ABSENT: Chairman Holden.


Dr. Thomas E. Holden, Chairman

ATTEST:


Daniel Mirónez, Secretary Designate

APPROVED AS TO FORM


Gary B. Smith, General Council