PHA Plans

Streamlined Annual Version

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan for Fiscal Year: 2007

Area Housing Authority of the County of Ventura

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

Streamlined Annual PHA Plan
Agency Identification

PHA Name: Area Housing Authority of the County of Ventura
PHA Number: CA092

PHA Fiscal Year Beginning: 07/2007
PHA Programs Administered:
☒**Public Housing and Section 8** ☐**Section 8 Only** ☐**Public Housing Only**
Number of public housing units: 355 Number of S8 units: Number of public housing units:
Number of S8 units: 2 532

☐**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:				

PHA Plan Contact Information:
Name: Gail Johnson Phone: (805) 480-9991 X 850
TDD: (805) 480-9119 Email (if available): aha@ahacv.org

Public Access to Information
Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)
☒ PHA's main administrative office ☐ PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. ☒ Yes ☐ No.
If yes, select all that apply:
☒ Main administrative office of the PHA
☐ PHA development management offices
☐ Main administrative office of the local, county or State government
☐ Public library ☒ PHA website ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)
☒ Main business office of the PHA ☐ PHA development management offices
☐ Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2007
[24 CFR Part 903.12(c)]

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[24 CFR 903.7(r)]

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

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **NO**

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

2. What is the number of site based waiting list developments to which families may apply at one time?

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?

4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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

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

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

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]
Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.

2. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

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

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name: b. Development Number:
c. Status of Grant: ☐ Revitalization Plan under development ☐ Revitalization Plan submitted, pending approval ☐ Revitalization Plan approved ☐ Activities pursuant to an approved Revitalization Plan underway

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

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

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

3. Section 8 Tenant Based Assistance--Section 8 Homeownership Program

(if applicable) [24 CFR Part 903.12(c), 903.7(k) (1) (i)]

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

2. Program Description:

a. Size of Program
☒ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 25 or 1% of the section 8 vouchers administered.

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:

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):

☒ Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.

☒ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

☒ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):

Partner with Cabrillo Economic Development Corporation (CEDC), homeownership counseling since 1998, loan packager since 2000.

☒ Demonstrating that it has other relevant experience (list experience below):

The Area Housing Authority has the capacity to operate a successful Section 8 Homeownership Program by fulfilling the following requirements as identified at 24 CFR 982.625.

A mortgage under the AHA's Section 8 Homeownership Program will be either:

- FHA insured, or
- Comply with generally accepted mortgage underwriting standards consistent with those of HUD/FHA, Ginnie Mae, Fannie Mae, Freddie Mac, California Housing Finance Agency (CHFA), USDA Rural Housing Services, the Federal Home Loan Bank, or other private lending institutions.

In addition to satisfying the requirements at 982.625, the AHA can further demonstrate a capacity to operate a Section 8 Homeownership Program through its partnership and Memo of Understanding (MOU) with Cabrillo Economic Development Corporation (CEDC) to provide Section 8 homeownership counseling, training, and financial assistance.

CEDC is experienced in serving the ownership needs of culturally diverse, low-income homebuyers. CEDC is part of the Neighborhood Reinvestment's Campaign for Home Ownership and is certified by Neighborhood Reinvestment in the NeighborWorks® Full-Cycle Lending process. In 2001, CEDC opened the NeighborWorks® Homeownership Center of Ventura County in a location adjacent to their main offices in Saticoy, CA. (This is part of

CEDC's funding request to Neighborhood Reinvestment Corporation to finance a 3-year, countywide collaborative effort involving PHA Section 8 staff, CEDC homeownership counselors, selected lenders, and credit agencies.)

Areas of responsibility between the AHA and CEDC are established to ensure program efficiency and effectiveness. Highlights of the MOU agreements include provisions to:

- Commit to the fundamentals of maintaining a collaborative process, setting high program standards, and obtaining qualitative results. Develop, implement, and maintain collaborative relationships, which benefit AHA Section 8 clients who desire to become homeowners, and identify tenant needs, concerns, and issues related to the homebuyer process.
- Acknowledge and respect the cultural diversity of tenants to be assisted in the Homeownership Program process. Provide personal attention to accommodate various levels of education among clients.
- Observe client privacy rights in all practices and procedures.
- Participate in developing an outreach plan; conduct outreach and marketing of the Homebuyer Program to the intended population.
- Organize regular orientation sessions and initial evaluation services to potential clients.
- Educate tenants with a curriculum that meets the standards of HUD 24 CFR parts 5.903 and 982, Section 8 Homeownership Program.
- Provide family assistance, as needed, in preparing families for homeownership.
- Provide each client with a pre-qualified interview to determine appropriate education sessions and subsequent counseling sessions.
- Enroll clients into "Fastrack" workshops or "Homebuyers Clubs" as appropriate.
- Support the client in gaining the skills and information to choose an appropriate Realtor, Lender, Appraiser, financing options, Insurance Partner and Home Inspector.
- Provide first mortgage financing assistance for Section 8 transactions to homeownership applicants.
- Provide escrow services on a case-by case basis as mutually deemed necessary or appropriate.
- Offer "Post Purchase" counseling to include information regarding "Predatory Lending", maintaining good credit standards, the importance of home maintenance and repair, household budgeting, and foreclosure prevention.
- Establish "production targets" for the number of families recruited, number of families completing Homebuyer Education, and number of families buying a home, through agreement with the AHA.
- Collaborate with all community-based organizations involved with the homeownership program.
- Participate in any studies or conferences considered necessary or meet with the Neighborhood Reinvestment Corporation or with HUD.

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

1. ☒ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

   ☐ low utilization rate for vouchers due to lack of suitable rental units
   ☐ access to neighborhoods outside of high poverty areas
   ☒ other (describe below:)

Project-basing of the Section 8 assistance, rather than tenant-basing of the same amount of assistance, is an appropriate option for the Area Housing Authority because the supply of units for tenant-based assistance is very limited throughout Ventura County. Project-basing is needed to assure the availability of affordable units during this time of critical shortage of affordable housing in the AHA's jurisdictional area for a period of years as permitted by regulation.

Project-basing of Section 8 assistance is consistent with the AHA's Agency Plan mission and goals, especially:

- Providing opportunities and assistance to people in need of affordable housing through partnerships;
- Expanding the supply of assisted housing for families in low-income ranges;
- Increasing assisted housing choices; and
- Preserving existing housing.

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

The Area Housing Authority will continue its efforts to project-base approximately 500 Section 8 units, or the maximum permitted by any amendment to 24 CFR Part 983. The units may be located throughout the Housing Authority's jurisdictional area, which includes the cities of Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, Thousand Oaks, and the unincorporated area of the County of Ventura.

All new project-based assistance agreements or HAP contracts created by the AHA will be for census tracts within the AHA's jurisdictional area, which have poverty rates of less than 20 percent.

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1 Consolidated Plan jurisdiction:

- The County of Ventura/Entitlement Area and the unincorporated area
- The City of Camarillo
- The City of Fillmore
- The City of Moorpark
- The City of Ojai
- The City of Simi Valley
- The City of Thousand Oaks

2 The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

☒ The PHA has based its statement of needs of families on its waiting 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)
☐ Other: (list below)

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

Ventura County Priority Needs/Jurisdictional Goals	
For Affordable Housing	**Area Housing Authority Relevant Activity**
Increase the availability of affordable owner housing.	N/A
Improve the quality of owner housing through rehabilitation.	N/A
Improve the quality of owner housing through code enforcement.	N/A
Increase the availability of affordable rental housing.	Collaborate with local organizations to acquire, improve, or develop additional housing opportunities for low income families. Continue to identify opportunities to rehabilitate and convert existing housing to affordable rental housing.
Improve the quality of affordable rental housing through rehabilitation.	Administer the Capital Fund Program elements related to maintenance and modernization of the AHA's public housing developments.

Increase home-ownership options for first-time, low and moderate-income homebuyers.	Continue to implement and expand, as possible, the AHA's Section 8 Homeownership Program in conjunction with Cabrillo Economic Development Corporation (CEDC). Continue to administer and expand, as possible, the AHA's Family Self-Sufficiency Program. Continue to assist future home buyersby providing a meeting place for School of Homebuying classes, in conjunction wth a Coldwell Banker representative, and provide information to telephone inquiries regarding classes.
Increase housing options for persons with special needs.	Continue to adhere to the AHA's fair housing practices and provide fair housing referral services to residents. Continue to offer preference to special needs clients, such as elderly and disabled, on the Section 8 waiting list.
Improve quality of public housing or public-agency owned housing through rehabilitation.	Administer the Capital Fund Program elements related to maintenance and modernization of the AHA's developments: • Physical Needs Assessment performed, all sites. • Inspections, cleaning and minor repairsof playground equipment at all public housing family complexes. • Repair/replacement of gutters and downspouts. • Site drainage improvements. • Replace bungalow roofs and repair roofs of main buildings. • Continue rehabilitation of agency-owned property in Piru, *Casitas de las Palmas,* to include new perimeter block wall and sound wall, site drainage upgrades, handicapped-accessible walkways, exterior courtyard lighting, exterior painting, construction of carports, as well as landscape improvements which include driveway and parking lot. • Consult energy performance contractor and perform energy performance upgrades. Continue to review open Capital Fund Programs for improvements and budget adjustments.
For Homeless Population	**Area Housing Authority Relevant Activity**
Assist previously homeless persons with housing and/or services.	Administer the Section 8 Voucher Program. Continue the system of Section 8 local preferences which includes a preference for those with substandard housing, including homeless individuals and families, as well as preference to families in federally declared disaster areas.
For Community Development and Public Service	**Area Housing Authority Relevant Activity**
Improve or construct public facilities that support low-mod income residents.	N/A
Improve or construct infrastructures in low-mod income areas.	N/A
Enhance economic development by creating or retaining jobs to be filled by, or made available to, low and moderate income persons.	N/A
Provide services to youths from low-mod income families.	Continue to provide summer lunch programs for low income youths residing at public housing sites. Continue anti-crime and anti-drug programs as applicable within the public housing operating fund account.

	Effectively administer Resident Opportunities and Self-Sufficiency (ROSS) Resident Service Delivery Models (RSDM) Family grant funding to provide after-school tutoring, computer classes, financial fitness courses, consumer credit counseling courses, and employment training. This program coordinates services with California Lutheran University, Conejo Recreation and Park District, Cabrillo Economic Development Corporation, Consumer Credit Counseling Service, and the Ventura Unified School District. Apply for funding from the County to facilitate enhanced/new resident services directed to youths.
Provide services to area seniors.	Effectively administer ROSS RSDM Elderly and Persons with Disabilities grant funding to provide wellness programs, safety and anti-fraud presentations, senior case management, coordination and set-up of meal services and transportation, and resource information to senior residents. This program coordinates services with Lutheran Social Services, Conejo Valley Senior Concerns, Ventura County Sheriff's Department, Ventura County Adult Protective Services, District Attorney's Office, Help of Ojai, Calvary Community Church, Camarillo Healthcare District, and Ventura County Public Health. Facilitate MediCare and prescription drug presentations, as well as fire safety presentations, at senior facilities. Apply for funding from the County to facilitate enhanced/new resident services directed to seniors.
Provide other services to low-moderate income persons.	Continue to promote and encourage resident participation in the AHA's Family Self-Sufficiency (FSS) Program. This is a volunteer program designed to help low income families achieve economic self sufficiency through education and job training. Apply for funding from the County to facilitate enhanced/new resident services.

Consolidated Plan jurisdiction:

1 City of Camarillo

2 The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- ☒ The PHA has based its statement of needs of families on its waiting 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)

☐ Other: (list below)

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

Camarillo Priority Needs/Jurisdictional Goals	Area Housing Authority Relevant Activity
Create and maintain a supply of affordable housing within the city.	Administer the Section 8 Voucher Program. Continue the operation/administration of Public Housing in Camarillo (Ellis Terrace). Continue the operation/administration of the Public Housing and Section 8 Programs; apply for additional Section 8 vouchers, should funding become available. Continue to administer and expand, as possible, the AHA's Family Self-Sufficiency Program. Continue to implement and expand, as possible, the AHA's Section 8 Homeownership Program in conjunction with Cabrillo Economic Development Corporation (CEDC). Continue to assist future home buyers by offering School of Homebuying classes, in conjunction with a Coldwell Banker representative. Continue to adhere to fair housing practices and provide fair housing referral services to AHA clients and residents. Coordinate with the Camarillo Health District to provide frail elderly individuals with Life Line Units and service. Free flu shots, provided by the Ventura County Public Health department, are also being provided to senior residents at agency properties. Ensure quality of life at Mira Vista Village through rehabilitation of its 305 units. Rehabilitation work will include exterior painting of all buildings, installation of new dual-glazed windows, installation of new 100-gallon water heaters, roof repair, installation of new linoleum in baths and dining areas, new refrigerators, replacement of HVAC units, installation of solar heating in swimming pool, and roof repair. Continue to administer and expand, as possible, the AHA's Family Self-Sufficiency Program.
Fulfill the city's share of regional housing needs to the maximum feasible extent.	
Create and maintain a supply of affordable housing within the city.	
Meet the city's local housing needs to the maximum feasible extent.	
Protect the qualities that have created a highly desirable living environment in the city.	
Encourage the availability of housing designs, tenures, and prices to meet the needs of present and future city residents.	
Ensure that the quality of residential development is adequate to protect the health, safety, and general welfare of city residents.	
Increase, improve, and preserve the supply of very low, low, and moderate-income housing.	Administer the Capital Fund program elements related to maintenance and modernization of the AHA's public housing developments. Collaborate with local organizations to acquire, improve, or develop additional housing opportunities for low income families. Continue to identify opportunities to rehabilitate and convert existing housing to affordable rental housing.

Consolidated Plan jurisdiction:

1 City of Fillmore

2 The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- ☒ The PHA has based its statement of needs of families on its waiting 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)
- ☐ Other: (list below)

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

Fillmore Priority Needs/Jurisdictional Goals	Area Housing Authority Relevant Activity
Provide a diversity of housing opportunities to enhance the City's living environment and to satisfy the shelter needs of Fillmore residents.	Continue the operation/administration of the Public Housing and Section 8 Programs; apply for additional Section 8 vouchers, should funding become available.
Provide housing that is affordable to all economic segments of the community.	Continue the operation/administration of the Public Housing and Section 8 Programs; apply for additional Section 8 vouchers, should funding become available.
Provide equal housing opportunities for all residents of Fillmore.	Continue to adhere to fair housing practices and provide fair housing referral services to AHA clients and residents, as appropriate. Continue the system of Section 8 local preferences which includes a preference for those with substandard housing, including homeless individuals and families, as well as preference to families in federally declared disaster areas. Collaborate with local organizations to acquire, improve, or develop additional housing opportunities for low income families.

Consolidated Plan jurisdiction:

1 City of Moorpark

2 The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

☒ The PHA has based its statement of needs of families on its waiting 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)
☐ Other: (list below)

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

Moorpark Priority Needs/Jurisdictional Goals	Area Housing Authority Relevant Activity
Provide assistance to the homeless.	Administer the Section 8 Voucher Program
Provide affordable housing opportunities.	Continue the operation/administration of the Public Housing and Section 8 Programs; apply for additional Section 8 vouchers, should funding become available.
Provide fair housing assistance.	Continue to adhere to fair housing practices and provide fair housing referral services to AHA clients and residents, as appropriate.
Increase, improve, and preserve the supply of very low, low, and moderate-income housing.	Administer the Capital Fund Program elements related to maintenance and modernization of the AHA's public housing developments. Collaborate with local organizations to acquire, improve, or develop additional housing opportunities for low income families. Continue to identify opportunities to rehabilitate and convert existing housing to affordable rental housing.

Consolidated Plan jurisdiction:

1 City of Ojai

2 The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

☒ The PHA has based its statement of needs of families on its waiting 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)
☐ Other: (list below)

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

Ojai Priority Needs/Jurisdictional Goals	Area Housing Authority Relevant Activity
Provide a range of housing options consistent with the nature of the Ojai community.	Administer the Section 8 Voucher Program.
Provide affordable housing opportunities.	Continue the operation/administration of the Public Housing and Section 8 Programs; apply for additional Section 8 vouchers, should funding become available. Collaborate with local organizations to acquire, improve, or develop additional housing opportunities for low income families.
Provide adequate sites suitable for the development of housing consistent with SCAG recommendations.	N/A
Encourage the maintenance and rehabilitation of the existing housing stock and residential neighborhoods.	Administer the Capital Fund Program elements related to maintenance and modernization of the AHA's public housing developments.
Ensure the adequacy of governmental plans and ordinances to promote the development, maintenance, and improvement of housing.	N/A
Promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of race, sex, and other arbitrary factors.	Continue to adhere to AHA's fair housing practices and provide fair housing referral services to residents, as appropriate.
Expedite the environmental process for potential affordable housing projects.	N/A
Encourage energy efficiency in all new and existing housing.	Energy performance contractor consulted and subsequent energy performance upgrades made.

Consolidated Plan jurisdiction:

1 City of Simi Valley

2 The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- ☒ The PHA has based its statement of needs of families on its waiting 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)
- ☐ Other: (list below)

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

Simi Valley Priority Needs/Jurisdictional Goals	Area Housing Authority Relevant Activity
Maintain the City's existing housing stock and continue to provide housing rehabilitation opportunities to qualified households.	Continue the operation/administration of the Section 8 Program; apply for additional Section 8 vouchers, should funding become available.
Continue efforts to further fair housing. Continue to contract for fair housing counseling services, update and implement the City's Analysis of Impediments Study (A1); track A1 performance.	N/A
Continue to provide housing assistance to seniors.	Continue the operation/administration of the Section 8 Program; apply for additional Section 8 vouchers, should funding become available. Continue to administer the Simi Valley Subsidy Program for seniors. Continue to offer special preference to special needs clients on the Section 8 waiting list.
Increase affordable housing options.	Continue the operation/administration of the Section 8 Program; apply for additional Section 8 vouchers, should funding become available.
Assist the homeless.	Continue to administer the Section 8 Voucher Program.

Consolidated Plan jurisdiction:

1 City of Thousand Oaks

2 The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- ☒ The PHA has based its statement of needs of families on its waiting 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)
- ☐ Other: (list below)

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

Thousand Oaks Priority Needs/Jurisdictional Goals	Area Housing Authority Relevant Activity
Provide adequate supply and a sufficient variety of new housing opportunities.	Continue to coordinate with local owners and organizations to preserve affordable housing. Continue the operation/administration of Public Housing and Section 8 Programs; apply for additional Section 8 vouchers, should funding become available.
Conserve and improve units in the existing housing stock.	Administer the Capital Fund Program elements related to maintenance and modernization of the AHA's public housing developments
Preserve existing affordable housing developments and add new affordable units.	Continue to identify opportunities to rehabilitate and convert existing housing to affordable rental housing. Continue to seek additional affordable housing opportunities.
Strive to assure that all persons have equal access to housing.	Continue to adhere to the AHA's fair housing practices; provide fair housing referral services to residents as appropriate.
Provide housing opportunities for the physically, mentally, or developmentally disabled, including persons living with HIV/AIDS.	Continue the management of the city sponsored Thousand Oaks Tenant Based Rental Assistance program.
Assist senior and disabled households with annual payments that help pay utility costs.	Continue the operation/administration of the Public Housing and Section 8 Programs; apply for additional Section 8 vouchers, should funding become available.
Provide supportive and transitional housing opportunities for the homeless and those at risk, those recovering from substance addiction, single-parent families and other special needs groups.	Continue to adhere to the AHA's fair housing practices; provide fair housing referral services to residents as appropriate.
Provide support services through non-profit groups for elderly persons.	Apply for CDBG funding from the City to facilitate enhanced/new resident services. Administer the ROSS Grant for wellness programs, health screening clinics, fire safety, anti-fraud, and senior resource presentations and instruction at the AHA's elderly/disabled public housing developments.
Provide support services through non-profit groups for children and youth, particularly at-risk youth.	Apply for SSEF (Social Service Endowment Fund) funds, a community events grant, from the city to facilitate enhanced/new resident services. Continue to administer the Public Housing Drug Elimination Program with its educational and supportive services for residents of the AHA's family developments.
Provide supportive services through non-profit groups for individuals and families in crises.	Continue local preferences for Involuntarily Displaced (includes victims of domestic violence), Substandard Housing (includes homeless designation), Disabled, Veteran/Active serviceperson, CalWORKS Program Participant, Preference to Enable Assisted Living Housing, or Program Transferal Preference.

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
√	*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*;	5 Year and Annual Plans
√	*PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan*	Streamlined Annual Plans
√	*Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.*	5 Year and standard Annual Plans
√	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
√	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
√	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
√	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
√	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over -Income Tenants in Public Housing. ☐ Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
√	Public housing rent determination policies, including the method for setting public housing flat rents. ☒ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
√	Schedule of flat rents offered at each public housing development. ☒ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
√	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. ☒ Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
√	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
√	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations

	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
√	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types ☐ Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
√	Public housing grievance procedures ☒ Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
√	Section 8 informal review and hearing procedures. ☒ Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
√	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
√	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
√	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
√	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
√	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
√	Policies governing any Section 8 Homeownership program (Section __21___of the Section 8 Administrative Plan)	Annual Plan: Homeownership
√	Public Housing Community Service Policy/Programs ☒ Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
√	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
√	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
√	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
√	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). ☒ Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
√	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans 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 Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
Area Housing Authority of the County of Ventura	Capital Fund Program Grant No: CA16P092-50107 Replacement Housing Factor Grant No:	2007

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000.00			
3	1408 Management Improvements	61,338.00			
4	1410 Administration	47,333.00			
5	1411 Audit	1,200.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	142,007.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	211,231.00			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	9,230.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	473,339.00			
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				

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Area Housing Authority of the County of Ventura		Grant Type and Number Capital Fund Program Grant No: CA16P092-50107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	**Operations**	1406		1,000.00				
	Total 1406		LS	**1,000.00**				
PHA-WIDE	**Management**	1408						
	Resident Services Administration	1408.01	LS	22,287.00				
	Resident Services Activities Assistant	1408.01	LS	13,212.00				
	Resident Services Community Coordinator		LS	20,839.00				
	PHA Staff Training/Travel	1408.04	LS	5,000.00				
	Total 1408			**61,338.00**				
PHA-WIDE	**Administration**	1410						
	Housing Assets Director	1410.02	LS	13,005.00				
	Accounting Tech Support		LS	18,000.00				
	Fringe Benefits	1410.09	LS	15,328.00				
	Sundry	1410.19	LS	1,000.00				
	Total 1410			**47,333.00**				
PHA-WIDE	**Audit Fee**	1411						
	CFP AMCC Audit Fee		LS	1,200.00				
	Total 1411			**1,200.00**				

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Area Housing Authority of the County of Ventura		Grant Type and Number Capital Fund Program Grant No: CA16P092-50107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	**Fees and Costs**	1430						
	Facilities Administrator	1430.11	LS	72,954.00				
	Housing Assets Director	1430.12	LS	39,053.00				
	PHA-Wide A & E/Consulting Fees	1430.02	LS	30,000.00				
	Total 1430			**142,007.00**				
PHA-WIDE	**Non-Dwelling Equipment**	1475						
	Maintenance Tools		12	3,230.00				
	Office Equipment		30	6,000.00				
	Total 1475			**9,230.00**				
PHA-WIDE	**Contingency**	1502						
	Total PHA-Wide			**262,108.00**				
CA16P092-003								
Whispering Oaks								
	Site Improvements	1450						
	Repair/Replace Asphalt Pavement		43,662 sf	108,271.00				
	Total 1450			**108,271.00**				
CA16P092-005								
Florence Janss								
	Site Improvements	1450						

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Area Housing Authority of the County of Ventura		Grant Type and Number Capital Fund Program Grant No: CA16P092-50107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Repair/Replace Asphalt Pavement		14,100 sf	10,370.00				
	Total 1450			**10,370.00**				
CA16P092-007								
Leggett Court								
	Site Improvements	1450						
	Repair/Replace Asphalt Pavement		26,566 sf	24,530.00				
	Total 1450			**24,530.00**				
CA16P092-009								
Roth Apartments								
	Site Improvements	1450						
	Repair/Replace Asphalt Pavement		15,554 sf	5,920.00				
	Total 1450			**5,920.00**				
CA16P092-010								
Tafoya Terrace								
	Site Improvements	1450						
	Repair/Re-stripe Concrete Parking Lot		9,100 sf	920.00				
	Total 1450			**920.00**				
CA16P092-015								
Ellis Terrace								
	Site Improvements	1450						

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) **Part II: Supporting Pages**								
PHA Name: Area Housing Authority of the County of Ventura		**Grant Type and Number** Capital Fund Program Grant No: CA16P092-50107 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Repair/Replace Asphalt Pavement		23,200 sf	18,610.00				
	Total 1450			**18,610.00**				
CA16P092-016								
Fiore Gardens								
	Site Improvements	1450						
	Repair/Replace Asphalt Pavement		44,000 sf	42,610.00				
	Total 1450			**42,610.00**				
	Total Improvements			**211,231.00**				
	Total CFP Program			**473,339.00**				

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

Annual Statement/Performance and Evaluation Report **Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)** **Part III: Implementation Schedule**							
PHA Name: Area Housing Authority of the County of Ventura	**Grant Type and Number** Capital Fund Program No: CA16P092-50107 Replacement Housing Factor No:						**Federal FY of Grant:** 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	6/30/09			6/30/11			
Management							
Resident Services Administration	6/30/09			6/30/11			
Resident Services Activities Assistant	6/30/09			6/30/11			
Resident Services Community Coordinator	6/30/09			6/30/11			
PHA Staff Training/Travel	6/30/09			6/30/11			
Administration							
Housing Assets Director	6/30/09			6/30/11			
Accounting Tech Support	6/30/09			6/30/11			
Fringe Benefits	6/30/09			6/30/11			
Sundry	6/30/09			6/30/11			
Audit Fee							

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

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Area Housing Authority of the County of Ventura	**Grant Type and Number** Capital Fund Program No: CA16P092-50107 Replacement Housing Factor No:	**Federal FY of Grant:** 2007

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CFP AMCC Audit Fee	6/30/09			6/30/11			
Fees and Costs							
Facilities Administrator	6/30/09			6/30/11			
Housing Assets Director	6/30/09			6/30/11			
PHA-Wide A & E/Consulting Fees	6/30/09			6/30/11			
Non-Dwelling Equipment							
Maintenance Tools	6/30/09			6/30/11			
Office Equipment	6/30/09			6/30/11			
Contingency	6/30/09			6/30/11			
CA16P092-003							
Whispering Oaks							
Repair/Replace Asphalt Pavement	6/30/09			6/30/11			
CA16P092-005							

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

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Area Housing Authority of the County of Ventura	**Grant Type and Number** Capital Fund Program No: CA16P092-50107 Replacement Housing Factor No:	**Federal FY of Grant:** 2007

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Florence Janss							
Repair/Replace Asphalt Pavement	6/30/09			6/30/11			
CA16P092-007							
Leggett Court							
Repair/Replace Asphalt Pavement	6/30/09			6/30/11			
CA16P092-009							
Roth Apartments							
Repair/Replace Asphalt Pavement	6/30/09			6/30/11			
CA16P092-010							
Tafoya Terrace							
Repair/Replace Asphalt Pavement	6/30/09			6/30/11			
CA16P092-015							
Ellis Terrace							
Repair/Replace Asphalt Pavement	6/30/09			6/30/11			
CA16P092-016							
Fiore Gardens							
Repair/Replace Asphalt Pavement	6/30/09			6/30/11			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part I: Summary					
PHA Name Area Housing Authority of the County of Ventura				☒Original 5-Year Plan ☐Revision No:	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012
CA16P092-003 - Whispering Oaks	Annual Statement	92,683.00	114,372.00	178,316.00	110,073.00
CA16P092-005 - Florence Janss		113,491.00	104,053.00	139,947.00	21,000.00
CA16P092-007 - Leggett Court		75,402.00	62,758.00	62,739.00	54,700.00
CA16P092-009 - Roth Apts		40,056.00	16,688.00	0.00	81,340.00
CA16P092-010 - Tafoya Terrace		24,167.00	24,860.00	75,060.00	38,750.00
CA16P092-015 - Ellis Terrace		87,237.00	18,844.00	38,696.00	80,700.00
CA16P092-016 - Fiore Gardens		61,722.00	153,183.00	0.00	84,795.00
CFP Funds Listed for 5-year planning		494,758.00	494,758.00	494,758.00	494,758.00
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 2 FFY Grant: 2008 PHA FY: 2009		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	Whispering Oaks CA16P092-003	Remove/replace 101 closet sliding doors	41,589.00	Roth Apartments CA16P092-009	Remove/replace 83 closet sliding doors	27,416.00
		Install 91 curved shower rods	9,078.00		Install 32 curved shower rods	3,040.00
Annual		Re-surface bathtubs/showers	27,300.00		Re-surface bathtubs/showers	9,600.00
Statement		Replace community room furniture	4,150.00		Subtotal	40,056.00
		Repair/replace patio trellis, Main Building	10,566.00	Tafoya Terrace CA16P092-010	Remove/replace 30 closet sliding doors	13,107.00
		Subtotal	92,683.00		Install 28 curved shower rods	2,660.00
					Re-surface bathtubs/showers	8,400.00
					Subtotal	24,167.00
	Florence Janss Apartments CA16P092-005	Repair/re-surface 33 unit balconies	68,294.00			
		Remove/replace 64 closet sliding doors	22,287.00	Ellis Terrace CA16P092-015	Remove/replace 81 closet sliding doors	25,662.00
		Install 58 curved shower rods	5,510.00		Install 27 curved shower rods	2,565.00
		Re-surface bathtubs/showers	17,400.00		Re-surface bathtubs/showers	8,100.00
		Subtotal	113,491.00		Replace vinyl flooring	50,910.00
					Subtotal	87,237.00

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 2 FFY Grant: 2008 PHA FY: 2009		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
	Leggett Court CA16P092-007	Remove/replace 108 closet sliding doors	32,547.00	Fiore Gardens CA16P092-016	Remove/replace 150 closet sliding doors	43,257.00
		Remove 24 shower doors, Install 49 curved shower rods	10,725.00		Install 47 curved shower rods	4,465.00
		Re-surface bathtubs/showers	14,708.00		Re-surface bathtubs/showers	14,000.00
		Replace community room furniture	10,001.00		Subtotal	61,722.00
		Repair/replace backyard gates	7,421.00			
		Subtotal	75,402.00			
Total CFP Estimated Cost			494,758.00			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : 3 FFY Grant: 2009 PHA FY: 2010			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2010		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
Whispering Oaks CA16P092-003	Repair/replace fascia	25,700.00	Roth Apartments CA16P092-009	Upgrade surveillance equipment	5,400.00
	Replace garbage disposers	33,352.00		Replace garbage disposers	11,288.00
	Repair/replace common area benches	10,000.00		Subtotal	16,688.00
	Repair/replace common area patio cover	5,000.00	Tafoya Terrace CA16P092-010	Replace entry gate intercom system	4,900.00
	Convert one unit to ADA accessible	40,320.00		Repair + Dex-o-Tex Walkways	10,000.00
	Subtotal	114,372.00			
Florence Janss Apartments CA16P092-005	Replace slider doors w/dual glaze, Phase 1	42,102.00		Replace garbage disposers	9,960.00
	Replace bedroom windows w/dual glaze, Phase 1	40,703.00		Subtotal	24,860.00
	Replace garbage disposers	21,248.00	Ellis Terrace CA16P092-015	Driveway repair, speed bumps	$9,880.00
	Subtotal	104,053.00		Replace garbage disposers	8,964.00
				Subtotal	18,844.00

8. Capital Fund Program Five-Year Action Plan

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

Activities for Year : 3 FFY Grant: 2009 PHA FY: 2010			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2010		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
Leggett Court CA16P092-007	Replace bedroom windows w/dual glaze, Phase 1	57,358.00	Fiore Gardens CA16P092-016	Replace door locks, add ADA levers	26,000.00
	Upgrade surveillance equipment	5,400.00		Rehab laundry rooms	16,600.00
	Subtotal	62,758.00		Paint exterior buildings and trim	95,337.00
				Repair/replace common area benches	15,246.00
				Subtotal	153,183.00
Total CFP Estimated Cost		494,758.00			

8. Capital Fund Program Five-Year Action Plan

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

Activities for Year : 4 FFY Grant: 2010 PHA FY: 2011			Activities for Year: 4 FFY Grant: 2010 PHA FY: 2011		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
Whispering Oaks CA16P092-003	Install parcel boxes	2,500.00	Leggett Court CA16P092-007	Rehab recreation space	26,663.00
	Elevator ADA upgrades	22,600.00		Replace bedroom windows w/dual glaze, Phase 2	36,076.00
	Replace bedrm/kitchen windows w/dual glaze, Phase 1	102,216.00		Subtotal	62,739.00
	Replace slider doors w/dual glaze, Phase 1	51,000.00	Tafoya Terrace CA16P092-010	Install parcel boxes	2,500.00
	Subtotal	178,316.00		Repair/replace patio cover	8,700.00
Florence Janss Apartments CA16P092-005	Install parcel boxes	2,500.00		Paint exterior building	10,000.00
	Replace bedrm windows w/dual glaze, Phase 2	41,186.00		Elevator ADA and controller upgrades	53,860.00
	Replace slider doors w/dual glaze, Phase 2	32,000.00		Subtotal	75,060.00
	Upgrade elevator hydraulic jack/controller	61,761.00	Ellis Terrace CA16P092-015	Replace living rm Windows w/dual glaze	38,696.00
	Subtotal	139,947.00		Subtotal	38,696.00
Total CFP Estimated Cost		494,758.00			

8. Capital Fund Program Five-Year Action Plan

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

Activities for Year : 5 FFY Grant: 2011 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2012		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
Whispering Oaks CA16P092-003	Pedestrian access upgrades	18,000.00	Roth Apartments CA16P092-009	Replace bedrm windows w/dual glaze	81,340.00
	Replace bedrm/kitchen windows w/dual glaze, Phase 2	41,400.00		Subtotal	81,340.00
	Paint exterior wood	50,673.00	Ellis Terrace CA16P092-015	Replace appliances	32,150.00
	Subtotal	110,073.00		Upgrade fire alarm panel	6,600.00
Florence Janss Apartments CA16P092-005	Replace locks, add ADA levers	21,000.00		Subtotal	38,750.00
	Replace bedrm windows w/dual glaze, Phase 2	23,400.00	Tafoya Terrace CA16P092-010	Repair/replace wood trim	9,000.00
	Subtotal	44,400.00		Replace bedrm/liv rm windows w/dual glaze	71,700.00
Leggett Court CA16P092-007	Replace mailboxes, install parcel box	5,700.00		Subtotal	80,700.00
	Replace slider doors w/dual glaze	49,000.00			
	Subtotal	54,700.00			

8. Capital Fund Program Five-Year Action Plan

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

Activities for Year : 5 FFY Grant: 2011 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2012		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
			Fiore Gardens CA16P092-016	Upgrade recreation space	16,898.00
				Repair/repaint iron fencing	17,972.00
				Appliance Replacement	49,925.00
				Subtotal	84,795.00
Total CFP Estimated Cost		494,758.00			

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

Annual Statement/Performance and Evaluation Report (12/31/2006)
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
Area Housing Authority of the County of Ventura	Capital Fund Program Grant No: CA16P092-50106 Replacement Housing Factor Grant No:	**2006**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/2006** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	10,857.00			
3	1408 Management Improvements	53,294.00		48,294.00	447.93
4	1410 Administration	43,641.00		42,773.00	2,280.79
5	1411 Audit	1,200.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	108,945.00	85,945.00	85,945.00	2,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	184,438.00	226,886.00	226,886.00	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	34,040.00	14,592.00		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	436,415.00		403,898.00	4,728.72
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				

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/2006) Part II: Supporting Pages								
PHA Name: Area Housing Authority of the County of Ventura		**Grant Type and Number** Capital Fund Program Grant No: CA16P092-50106 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	
PHA-WIDE	**Operations**	1406	LS	10,857.00		0.00	0.00	
	Total 1406			**10,857.00**				
PHA-WIDE	**Management**	1408						
	Resident Services Administration	1408.01	LS	21,548.00		21,548.00	0.00	
	Resident Services Activities Assistant	1408.01	LS	11,678.00		11,678.00	0.00	
	PHA Staff Training/Travel	1408.04	LS	5,000.00		0.00	0.00	
	Accounting Tech Support	1408.01	LS	15,068.00		15,068.00	447.93	
	Total 1408			**53,294.00**				
PHA-WIDE	**Administration**	1410						
	Housing Assets Director	1410.02	LS	17,813.00		17,813.00	0.00	
	Fringe Benefits	1410.09	LS	12,116.00		12,116.00	0.00	
	CFP Clerical Support	1410.01	LS	12,844.00		12,844.00	2,280.79	
	Sundry	1410.19	LS	868.00		0.00	0.00	
	Total 1410			**43,641.00**				
PHA-WIDE	**Audit Fee**	1411						
	CFP AMCC Audit Fee		LS	1,200.00		0.00	0.00	
	Total 1411			**1,200.00**				
PHA-WIDE	**Fees and Costs**	1430						

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/2006) Part II: Supporting Pages								
PHA Name: Area Housing Authority of the County of Ventura		Grant Type and Number Capital Fund Program Grant No: CA16P092-50106 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	
	Facilities Administrator	1430.11	LS	61,928.00		61,928.00	0.00	
	Housing Assets Director	1430.12	LS	22,017.00		22,017.00	0.00	
	PHA-Wide A & E/Consulting Fees	1430.02	LS	25,000.00	2,000.00	2,000.00	2,000.00	
	Total 1430			**108,945.00**	85,945.00			
PHA-WIDE	**Non-Dwelling Equipment**	1475						
	Maintenance Tools		72	23,200.00	3,752.00	0.00	0.00	
	Office Equipment		30	10,840.00	10,840.00	0.00	0.00	
	Total 1475			**34,040.00**	14,592.00			
	Total PHA-Wide			**262,054.00**	209,529.00			
CA16P092-003								
Whispering Oaks								
	Dwelling Structures	1460						
	Repair/Replace Roofs - Bungalows		60,922 sf	184,438.00	226,886.00	226,886.00	0.00	In Progress
	Total 1460			**232,704.00**	226,886.00			
	Total Improvements			**232,704.00**	226,886.00			
	Total CFP Program			**494,758.00**	436,415.00			

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

Annual Statement/Performance and Evaluation Report (12/31/2006) Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Area Housing Authority of the County of Ventura			**Grant Type and Number** Capital Fund Program No: CA16P092-50106 Replacement Housing Factor No:				**Federal FY of Grant:** 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	6/30/09			6/30/11			
Management							
Resident Services Administration	6/30/09		9/30/06	6/30/11			
Resident Services Activities Assistant	6/30/09		9/30/06	6/30/11			
PHA Staff Training/Travel	6/30/09			6/30/11			
Accounting Tech Support	6/30/09		9/30/06	6/30/11			
Administration							
Housing Assets Director	6/30/09		9/30/06	6/30/11			
Fringe Benefits	6/30/09		9/30/06	6/30/11			
CFP Clerical Support	6/30/09		9/30/06	6/30/11			
Sundry	6/30/09			6/30/11			
Audit Fee							

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

Annual Statement/Performance and Evaluation Report (12/31/2006)
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Area Housing Authority of the County of Ventura	**Grant Type and Number** Capital Fund Program No: CA16P092-50106 Replacement Housing Factor No:	**Federal FY of Grant:** 2006

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CFP AMCC Audit Fee	6/30/09			6/30/11			
Fees and Costs							
Facilities Administrator	6/30/09		9/30/06	6/30/11			
Housing Assets Director	6/30/09		9/30/06	6/30/11			
PHA-Wide A & E/Consulting Fees	6/30/09		12/31/06	6/30/11		12/31/06	
Non-Dwelling Equipment							
Maintenance Tools	6/30/09			6/30/11			
Office Equipment	6/30/09			6/30/11			
Whispering Oaks							
CA16P092-003							
Repair roofs, Bungalows	6/30/09		12/31/06	6/30/11			

8. Capital Fund Program Five-Year Action Plan

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

Annual Statement/Performance and Evaluation Report (12/31/2006)
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
Area Housing Authority of the County of Ventura	Capital Fund Program Grant No: CA16P092-50105 Replacement Housing Factor Grant No:	2005

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/2006** ☐ **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	1,724.00		0.00	0.00
3	1408 Management Improvements	91,444.00		90,260.02	40,318.62
4	1410 Administration	49,475.00		48,745.08	44,011.27
5	1411 Audit	1,000.00		1,000.00	1,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	95,707.00	82,257.00	82,257.00	48,322.97
8	1440 Site Acquisition				
9	1450 Site Improvement	109,000.00	107,000.00	0.00	0.00
10	1460 Dwelling Structures	134,908.00	153,858.00	36,264.00	3,400.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	4,000.00		0.00	0.00
13	1475 Nondwelling Equipment	7,000.00	3,500.00	1,046.05	1,035.34
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	494,758.00		259,572.15	138,088.20
22	Amount of line 21 Related to LBP Activities				

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

Annual Statement/Performance and Evaluation Report (12/31/2006) Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary		
PHA Name: **Area Housing Authority of the County of Ventura**	**Grant Type and Number** Capital Fund Program Grant No: CA16P092-50105 Replacement Housing Factor Grant No:	**Federal FY of Grant: 2005**
☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)** ☒ **Performance and Evaluation Report for Period Ending: 12/31/2006** ☐ **Final Performance and Evaluation Report**		

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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				

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/2006) Part II: Supporting Pages								
PHA Name: Area Housing Authority of the County of Ventura		Grant Type and Number Capital Fund Program Grant No: CA16P092-50105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	**Operations**	**1406**		1,724.00		**0.00**	**0.00**	
PHA-WIDE	**Management**	1408						
	Resident Services Administration		LS	56,392.00		56,392.00	18,037.90	
	Resident Services Activities Assistant		LS	18,911.00		18,911.00	7,323.70	
	PHA Staff Training/Travel		LS	2,092.00		408.02	408.02	
	Accounting Tech Support		LS	14,549.00		14,549.00	14,549.00	
	Total 1408			**91,944.00**		**90,260.02**	**40,318.62**	
PHA-WIDE	**Administration**	1410						
	Housing Assets Director		LS	20,619.00		20,619.00	20,619.00	
	Fringe Benefits		LS	13,814.00		13,814.00	9,080.19	
	CFP Clerical Support		LS	14,266.00		14,266.00	14,266.00	
	Sundry		LS	766.00		46.08	46.08	
	Total 1410			**49,475.00**		**48,745.08**	**44,011.27**	

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/2006) Part II: Supporting Pages								
PHA Name: Area Housing Authority of the County of Ventura		**Grant Type and Number** Capital Fund Program Grant No: CA16P092-50105 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	**Audit Fee**	1411						
	CFP AMCC Audit Fee		LS	1,000.00		1,000.00	1,000.00	
	Total 1411			**1,000.00**		**1,000.00**	**1,000.00**	
PHA-WIDE	**Fees and Costs**	1430						
	Facilities Administrator		LS	60,088.00		60,088.00	39,197.44	
	Housing Assets Director		LS	20,619.00		20,619.00	7,575.53	
	PHA-Wide A & E/Consulting Fees		LS	15,000.00	1,550.00	1,550.00	1,550.00	
	Total 1430			95,707.00	**82,257.00**	**82,257.00**	**48,322.97**	
PHA-WIDE	**Non-Dwelling Equipment**	1475						
	Maintenance Tools		78	3,500.00	0.00	0.00	0.00	Budget transfer.
	Office Equipment		15	3,500.00		1,046.05	1,035.34	
	Total 1475			7,000.00	**3,500.00**	**1,046.05**	**1,035.34**	
	Total PHA-Wide			246,850.00	**229,900.00**			

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/2006) Part II: Supporting Pages								
PHA Name: Area Housing Authority of the County of Ventura		**Grant Type and Number** Capital Fund Program Grant No: CA16P092-50105 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA16P092-003								
Whispering Oaks	**Site Improvements**	1450						
	Drainage and paving correction		600 sf	3,000.00				
	Replace dead/missing vegetation		20 plants	2,000.00				
	Total 1450			**5,000.00**		0.00	0.00	
	Dwelling Structures	1460						
	Repair/replace rain gutters		2,070 lf	10,354.00		0.00	0.00	
	Repair/replace roofs, bungalows		5600 sf	25,000.00	29,614.00	29,614.00	0.00	
	Repair roof, Main Building		1,916 sf	10,406.00		3,250.00	0.00	
	Total 1460			45,760.00	**50,374.00**	**32,864.00**	**0.00**	
CA16P092-005	**Dwelling Structures**	1460						
Florence Janss	Repair/replace rain gutters		200 lf	1,000.00	6,886.00			
	Total 1460			1,000.00	**6,886.00**	0.00	0.00	
	Non-Dwelling Structures	1470						
	Improve carport lighting		12	4,000.00				
	Total 1470			**4,000.00**		0.00	0.00	

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/2006) Part II: Supporting Pages								
PHA Name: Area Housing Authority of the County of Ventura		Grant Type and Number Capital Fund Program Grant No: CA16P092-50105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA16P092-007								
Leggett Court	**Site Improvements**	1450						
	Drainage and paving correction		800 sf	4,000.00				
	Replace dead/missing vegetation		30 plants	3,000.00				
	Total 1450			**7,000.00**		0.00	0.00	
	Dwelling Structures	1460						
	Repair/repaint fascias		6,446 lf	21,082.00				
	Total 1460			**21,082.00**		0.00	0.00	
Roth Apartments								
CA16P092-009	**Site Improvements**	1450						
	Replace dead/missing vegetation		60 plants	6,000.00				
	Drainage correction		2,000 sf	10,000.00	8,000.00			
	Total 1450			16,000.00	**14,000.00**	0.00	0.00	
	Dwelling Structures	1460						
	Repair/replace wood siding		11,511 sf	48,924.00				

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/2006) Part II: Supporting Pages								
PHA Name: Area Housing Authority of the County of Ventura		Grant Type and Number Capital Fund Program Grant No: CA16P092-50105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Repair/replace rain gutters		1,040 lf	5,200.00		0.00	0.00	
	Repair/replace roof		714 sf	3,882.00	3,400.00	3,400.00	3,400.00	Complete.
	Total 1460			58,006.00	**57,524.00**	**3,400.00**	**3,400.00**	
CA16P092-010								
Tafoya Terrace	**Site Improvements**	1450						
	Drainage correction		600 sf	3,000.00				
	Replace dead/missing vegetation		20 plants	2,000.00				
	Total 1450			**5,000.00**		0.00	0.00	
	Dwelling Structures	1460						
	Repair/replace rain gutters		912 lf	4,560.00	5,446.00			
	Total 1460			4,560.00	**5,446.00**	0.00	0.00	
CA16P092-015								
Ellis Terrace	**Site Improvements**	1450						
	Drainage and paving correction		1,200 sf	6,000.00				
	Replace dead/missing vegetation		20 plants	2,000.00				
	Repair/replace recreation space		1	65,000.00				

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/2006) Part II: Supporting Pages								
PHA Name: Area Housing Authority of the County of Ventura		**Grant Type and Number** Capital Fund Program Grant No: CA16P092-50105 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total 1450			**73,000.00**		0.00	0.00	
	Dwelling Structures	1460						
	Repair/replace rain gutters		300 lf	1,500.00	7,614.00			
	Total 1460			1,500.00	**7,614.00**	0.00	0.00	
Fiore Gardens								
CA16P092-016	**Site Improvements**	1450						
	Drainage correction		200 sf	1,000.00				
	Replace dead/missing vegetation		20 plants	2,000.00				
	Total 1450			**3,000.00**		0.00	0.00	
	Dwelling Structures	1460						
	Repair/replace rain gutters		600 lf	3,000.00	4,450.00			
	Total 1460			3,000.00	**4,450.00**	0.00	0.00	
	Total Improvements			**264,858.00**				
	Total CFP Program			**494,758.00**		**259,572.15**	**138,088.20**	

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

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Area Housing Authority of the County of Ventura	**Grant Type and Number** Capital Fund Program No: CA16P092-50105 Replacement Housing Factor No:	**Federal FY of Grant:** 2005

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	8/17/07			8/17/09			
Management							
Resident Services Administration	8/17/07		9/30/05	8/17/09			
Resident Services Activities Assistant	8/17/07		9/30/05	8/17/09			
PHA Staff Training/Travel	8/17/07			8/17/09			
Accounting Tech Support	8/17/07		9/30/05	8/17/09		12/31/06	
Administration							
Housing Assets Director	8/17/07		9/30/05	8/17/09		12/31/06	
Fringe Benefits	8/17/07		9/30/05	8/17/09			
CFP Clerical Support	8/17/07		9/30/05	8/17/09		12/31/06	
Sundry	8/17/07			8/17/09			
Audit Fee							

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

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Area Housing Authority of the County of Ventura	**Grant Type and Number** Capital Fund Program No: CA16P092-50105 Replacement Housing Factor No:	**Federal FY of Grant:** 2005

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CFP AMCC Audit Fee	8/17/07		9/30/06	8/17/09		9/30/06	
Fees and Costs							
Facilities Administrator	8/17/07		9/30/05	8/17/09			
Housing Assets Director	8/17/07		9/30/05	8/17/09			
PHA-Wide A & E/Consulting Fees	8/17/07		12/31/06	8/17/09		12/31/06	
Non-Dwelling Equipment							
Maintenance Tools	8/17/07		N/A	8/17/09		N/A	Item eliminated, budget transfer.
Office Equipment	8/17/07			8/17/09			

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

PH Improvements							
Whispering Oaks							
CA16P092-003							
Drainage and paving correction	8/17/07			8/17/09			
Replace dead/missing vegetation	8/17/07			8/17/09			
Repair/replace rain gutters	8/17/07			8/17/09			
Repair roofs, Bungalows	8/17/07		12/31/06	8/17/09			
Repair roof, Main Building	8/17/07			8/17/09			
Florence Janss							
CA16P092-005							
Drainage correction	8/17/07			8/17/09			
Repair/replace rain gutters	8/17/07			8/17/09			
Improve carport lighting	8/17/07			8/17/09			
Leggett Court							
CA16P092-007							
Drainage and paving correction	8/17/07			8/17/09			
Replace dead/missing vegetation	8/17/07			8/17/09			
Leggett Court							

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

CA16P092-007							
Repair/repaint fascias	8/17/07			8/17/09			
Roth Apartments							
CA16P092-009							
Replace dead/missing vegetation	8/17/07			8/17/09			
Drainage correction	8/17/07			8/17/09			
Repair/replace wood siding	8/17/07			8/17/09			
Repair/replace rain gutters	8/17/07			8/17/09			
Repair/replace roof	8/17/07			8/17/09			
Tafoya Terrace							
CA16P092-010	8/17/07			8/17/09			
Drainage correction	8/17/07			8/17/09			
Replace dead/missing vegetation	8/17/07			8/17/09			
Repair/replace rain gutters	8/17/07			8/17/09			
Ellis Terrace							
CA16P092-015							
Drainage and paving correction	8/17/07			8/17/09			
Ellis Terrace							
CA16P092-015							

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

Replace dead/missing vegetation	8/17/07			8/17/09			
Repair/replace recreation space	8/17/07			8/17/09			
Repair/replace rain gutters	8/17/07			8/17/09			
Fiore Gardens							
CA16P092-016							
Drainage correction	8/17/07			8/17/09			
Replace dead/missing vegetation	8/17/07			8/17/09			
Fiore Gardens							
CA16P092-016							
Repair/replace rain gutters	8/17/07			8/17/09			