

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: 2008

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: 07/2008

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 2008
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

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| <input checked="" type="checkbox"/> | 1. Site-Based Waiting List Policies | 4 |
| | 903.7(b) (2) Policies on Eligibility, Selection, and Admissions | |
| <input checked="" type="checkbox"/> | 2. Capital Improvement Needs | 5 |
| | 903.7(g) Statement of Capital Improvements Needed | |
| <input checked="" type="checkbox"/> | 3. Section 8 Homeownership | 6 |
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| <input checked="" type="checkbox"/> | 4. Project-Based Voucher Programs | 9 |
| <input checked="" type="checkbox"/> | 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan. | 10 |
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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: | |
| <input type="checkbox"/> | Revitalization Plan under development |
| <input type="checkbox"/> | Revitalization Plan submitted, pending approval |
| <input type="checkbox"/> | Revitalization Plan approved |
| <input type="checkbox"/> | Activities pursuant to an approved Revitalization Plan underway |

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name(s) below:

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

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

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

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. |

| | |
|---|---|
| <p>Increase home-ownership options for first-time, low and moderate-income homebuyers.</p> | <p>Continue to implement and expand, as possible, the AHA's Section 8 Homeownership Program in conjunction with Cabrillo Economic Development Corporation (CEDC).</p> <p>Continue to administer and expand, as possible, the AHA's Family Self-Sufficiency Program.</p> <p>Continue to assist future and first-time home buyers by sponsoring the AHA Home Buying School and provide information on resources and classes via the agency's website and telephone inquiries. Workshops are offered in English and Spanish several times throughout the year and cover topics such as tax benefits and raising FICO scores, as well as loan options for first-time buyers.</p> |
| <p>Increase housing options for persons with special needs.</p> | <p>Continue to adhere to the AHA's fair housing practices and provide fair housing referral services to residents.</p> <p>Continue to offer preference to special needs clients, such as elderly and disabled, on the Section 8 waiting list.</p> |
| <p>Improve quality of public housing or public-agency owned housing through rehabilitation.</p> | <p>Administer the Capital Fund Program elements related to maintenance and modernization of the AHA's developments:</p> <ul style="list-style-type: none"> • Physical Needs Assessment performed, all sites. • Inspections, cleaning and minor repairs of playground equipment at all public housing family complexes. • Repair of driveways at all properties. • Site drainage improvements. • Complete the installation of carport parking structures and BBQ gazebo at agency-owned property in Piru. • Consult energy performance contractor and perform energy performance upgrades. <p>Continue to review open Capital Fund Programs for improvements and budget adjustments.</p> |
| <p>For Homeless Population</p> | <p>Area Housing Authority Relevant Activity</p> |
| <p>Assist previously homeless persons with housing and/or services.</p> | <p>Administer the Section 8 Voucher Program.</p> <p>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.</p> |
| <p>For Community Development and Public Service</p> | <p>Area Housing Authority Relevant Activity</p> |
| <p>Improve or construct public facilities that support low-mod income residents.</p> | <p>N/A</p> |
| <p>Improve or construct infrastructures in low-mod income areas.</p> | <p>N/A</p> |
| <p>Enhance economic development by creating or retaining jobs to be filled by, or made available to, low and moderate income persons.</p> | <p>N/A</p> |
| <p>Provide services to youths from low-mod income families.</p> | <p>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.</p> <p>Effectively administer Resident Opportunities and Self-Sufficiency (ROSS) Resident Service Delivery Models (RSDM) Family grant funding to provide after-school</p> |

| | |
|--|--|
| | <p>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.</p> <p>Apply for funding from the County to facilitate enhanced/new resident services directed to youths.</p> |
| Provide services to area seniors. | <p>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.</p> <p>Facilitate MediCare and prescription drug presentations, as well as fire safety presentations, at senior facilities.</p> <p>Apply for funding from the County to facilitate enhanced/new resident services directed to seniors.</p> |
| Provide other services to low-moderate income persons. | <p>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.</p> <p>Apply for funding from the County to facilitate enhanced/new resident services.</p> |

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). |
| Fulfill the city's share of regional housing needs to the maximum feasible extent. | Continue the operation/administration of the Public Housing and Section 8 Programs; apply for additional Section 8 vouchers, should funding become available. |
| Create and maintain a supply of affordable housing within the city. | Continue to administer and expand, as possible, the AHA's Family Self-Sufficiency Program. |
| Meet the city's local housing needs to the maximum feasible extent. | Continue to adhere to fair housing practices and provide fair housing referral services to AHA clients and residents. |
| Protect the qualities that have created a highly desirable living environment in the city. | 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. |
| 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 home-ownership options for first-time, low and moderate-income homebuyers. | Continue to assist future and first-time home buyers by sponsoring the AHA Home Buying School and provide information on resources and classes via the agency's website and telephone inquiries. Workshops are offered in English and Spanish several times throughout the year and cover topics such as tax benefits and raising FICO scores, as well as loan options for first-time buyers. |
| 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. |
| Increase home-ownership options for first-time, low and moderate-income homebuyers. | Continue to assist future and first-time home buyers by sponsoring the AHA Home Buying School and provide information on resources and classes via the agency's website and telephone inquiries. Workshops are offered in English and Spanish several times throughout the year and cover topics such as tax benefits and raising FICO scores, as well as loan options for first-time buyers. |

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. |
| Increase home-ownership options for first-time, low and moderate-income homebuyers. | Continue to assist future and first-time home buyers by sponsoring the AHA Home Buying School and provide information on resources and classes via the agency's website and telephone inquiries. Workshops are offered in English and Spanish several times throughout the year and cover topics such as tax benefits and raising FICO scores, as well as loan options for first-time buyers. |

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. |
| Increase home-ownership options for first-time, low and moderate-income homebuyers. | Continue to assist future and first-time home buyers by sponsoring the AHA Home Buying School and provide information on resources and classes via the agency's website and telephone inquiries. Workshops are offered in English and Spanish several times throughout the year and cover topics such as tax benefits and raising FICO scores, as well as loan options for first-time buyers. |

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. |
| Increase home-ownership options for first-time, low and moderate-income homebuyers. | Continue to assist future and first-time home buyers by sponsoring the AHA Home Buying School and provide information on resources and classes via the agency's website and telephone inquiries. Workshops are offered in English and Spanish several times throughout the year and cover topics such as tax benefits and raising FICO scores, as well as loan options for first-time buyers. |

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. |
| Increase home-ownership options for first-time, low and moderate-income homebuyers. | Continue to assist future and first-time home buyers by sponsoring the AHA Home Buying School and provide information on resources and classes via the agency's website and telephone inquiries. Workshops are offered in English and Spanish several times throughout the year and cover topics such as tax benefits and raising FICO scores, as well as loan options for first-time buyers. |
| 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 to 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 | Apply for CDBG funding from the City to facilitate |

| | |
|---|---|
| <p>elderly persons.</p> | <p>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.</p> |
| <p>Provide support services through non-profit groups for children and youth, particularly at-risk youth.</p> | <p>Continue to administer the Public Housing Drug Elimination Program with its educational and supportive services for residents of the AHA's family developments.</p> |
| <p>Provide supportive services through non-profit groups for individuals and families in crises.</p> | <p>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.</p> |

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 |
| √ | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i> | 5 Year and Annual Plans |
| √ | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i> | Streamlined Annual Plans |
| √ | <i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i> | 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. <input type="checkbox"/> 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. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> 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 <input type="checkbox"/> Check here if included in Section 8 Administrative Plan | Annual Plan: Operations and Maintenance |
| √ | Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| √ | Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy | Annual Plan: Community Service & Self-Sufficiency |
| | Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies. | Annual Plan: Community Service & Self-Sufficiency |
| √ | 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). <input checked="" type="checkbox"/> 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 <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection. | Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations |

7. Capital Fund Program 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: Area Housing Authority of the County of Ventura | | | Grant Type and Number Capital Fund Program Grant No: CA16P092-50108 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2008 |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 1,000.00 | | | |
| 3 | 1408 Management Improvements | 64,030.00 | | | |
| 4 | 1410 Administration | 45,991.00 | | | |
| 5 | 1411 Audit | 1,500.00 | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 60,665.00 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | 250,000.00 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | 15,000.00 | | | |
| 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 | 21,728.00 | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 459,914.00 | | | |
| 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: CA16P092-50108 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2008 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PHA-WIDE | Operations | 1406 | | 1,000.00 | | | | |
| | Total 1406 | | LS | 1,000.00 | | | | |
| PHA-WIDE | Management | 1408 | | | | | | |
| | Resident Services Administration | 1408.01 | LS | 38,353.00 | | | | |
| | Resident Services Activities Assistant | 1408.01 | LS | 20,677.00 | | | | |
| | PHA Staff Training/Travel | 1408.04 | LS | 5,000.00 | | | | |
| | Total 1408 | | | 64,030.00 | | | | |
| PHA-WIDE | Administration | 1410 | | | | | | |
| | Housing Assets Director | 1410.02 | LS | 11,621.00 | | | | |
| | Accounting Tech Support | | LS | 16,860.00 | | | | |
| | Fringe Benefits | 1410.09 | LS | 15,510.00 | | | | |
| | Sundry | 1410.19 | LS | 2,000.00 | | | | |
| | Total 1410 | | | 45,991.00 | | | | |
| PHA-WIDE | Audit Fee | 1411 | | | | | | |
| | CFP AMCC Audit Fee | | LS | 1,500.00 | | | | |
| | Total 1411 | | | 1,500.00 | | | | |

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: CA16P092-50108 Replacement Housing Factor No: | | | Federal FY of Grant: 2008 | |
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| Operations | 6/30/10 | | | 6/30/12 | | | |
| Management | | | | | | | |
| Resident Services Administration | 6/30/10 | | | 6/30/12 | | | |
| Resident Services Activities Assistant | 6/30/10 | | | 6/30/12 | | | |
| PHA Staff Training/Travel | 6/30/10 | | | 6/30/12 | | | |
| Administration | | | | | | | |
| Housing Assets Director | 6/30/10 | | | 6/30/12 | | | |
| Accounting Tech Support | 6/30/10 | | | 6/30/12 | | | |
| Fringe Benefits | 6/30/10 | | | 6/30/12 | | | |
| Sundry | 6/30/10 | | | 6/30/12 | | | |
| Audit Fee | | | | | | | |
| CFP AMCC Audit Fee | 6/30/10 | | | 6/30/12 | | | |

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 | | | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | |
| Development Number/Name/ HA-Wide | Year 1 | Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2010 | Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2011 | Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2012 | Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2013 |
| CA16P092-003 - Whispering Oaks | Annual Statement | 217,683.00 | 181,020.00 | 238,316.00 | 160,073.00 |
| CA16P092-005 - Florence Janss | | 113,491.00 | 146,804.00 | 139,947.00 | 21,000.00 |
| CA16P092-007 - Leggett Court | | 109,981.00 | 62,758.00 | 62,739.00 | 54,700.00 |
| CA16P092-009 - Roth Apts | | 40,056.00 | 39,400.00 | 0.00 | 108,540.00 |
| CA16P092-010 - Tafoya Terrace | | 24,167.00 | 44,900.00 | 90,060.00 | 38,750.00 |
| CA16P092-015 - Ellis Terrace | | 79,137.00 | 36,880.00 | 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 | | 646,237.00 | 664,945.00 | 569,758.00 | 571,958.00 |
| | | | | | |
| 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: 2009 PHA FY: 2010 | | | Activities for Year: 2 FFY Grant: 2009 PHA FY: 2010 | | |
|-----------------------|--|---|----------------|---|--|----------------|
| | 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 |
| | | Replace domestic water lines | 125,000.00 | | Install 28 curved shower rods | 2,660.00 |
| | | Subtotal | 217,683.00 | | 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 | | Replace vinyl flooring | 50,910.00 |
| | | Subtotal | 113,491.00 | | Subtotal | 79,137.00 |
| | | | | | | |
| | | | | | | |

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: 2009 PHA FY: 2010 | | | Activities for Year: 2 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 | 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 | 42,000.00 | | | |
| | | Subtotal | 109,981.00 | | | |
| | | | | | | |
| | Total CFP Estimated Cost | | 521,237.00 | | | |

8. Capital Fund Program Five-Year Action Plan

| Activities for Year : 3 FFY Grant: 2010 PHA FY: 2011 | | | Activities for Year: 3 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 | Repair/replace fascia | 25,700.00 | Roth Apartments CA16P092-009 | Upgrade surveillance equipment | 5,400.00 |
| | Replace garbage disposers and sinks | 100,000.00 | | Replace garbage disposers | 34,000.00 |
| | Repair/replace common area benches | 10,000.00 | | Subtotal | 39,400.00 |
| | 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 | 181,020.00 | | | |
| Florence Janss Apartments CA16P092-005 | Replace slider doors w/dual glaze, Phase 1 | 42,102.00 | | Replace garbage disposers | 30,000.00 |
| | Replace bedroom windows w/dual glaze, Phase 1 | 40,703.00 | | Subtotal | 44,900.00 |
| | Replace garbage disposers | 64,000.00 | Ellis Terrace CA16P092-015 | Driveway repair, speed bumps | \$9,880.00 |
| | Subtotal | 146,804.00 | | Replace garbage disposers | 27,000.00 |
| | | | | Subtotal | 36,880.00 |
| | | | | | |

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: 2010 PHA FY: 2011 | | | Activities for Year: 3 FFY Grant: 2010 PHA FY: 2011 | | |
|--|---|-----------------------|---|------------------------------------|-----------------------|
| 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 | | 664,945.00 | | | |

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: 2011 PHA FY: 2012 | | | Activities for Year: 4 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 | Repair/replace fire sprinkler system | 12,500.00 | Leggett Court CA16P092-007 | Rehab recreation space | 26,663.00 |
| | Interior common area repair/painting | 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 domestic water lines. | 50,000.00 | Tafoya Terrace CA16P092-010 | Install parcel boxes | 2,500.00 |
| | Replace slider doors w/dual glaze, Phase 1 | 51,000.00 | | Exterior Drainage | 15,000.00 |
| | Subtotal | 283,316.00 | | 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 hydraulic upgrades | 53,860.00 |
| | Replace slider doors w/dual glaze, Phase 2 | 32,000.00 | | Subtotal | 90,060.00 |
| | 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 | | 519,758.00 | | | |
| | | | | | |

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: 2012 PHA FY: 2013 | | | Activities for Year: 5 FFY Grant: 2012 PHA FY: 2013 | | |
|--|---|-----------------------|---|---|-----------------------|
| 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 | | Replace bedroom closet doors | 27,200.00 |
| | | | | Subtotal | 108,540.00 |
| | Paint exterior wood | 50,673.00 | Ellis Terrace CA16P092-015 | Replace appliances | 32,150.00 |
| | Replace domestic water lines | 50,000.00 | | Upgrade fire alarm panel | 6,600.00 |
| | Subtotal | 160,073.00 | | Subtotal | 38,750.00 |
| Florence Janss Apartments CA16P092-005 | Replace locks, add ADA levers | 21,000.00 | | | |
| | 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: 2012 PHA FY: 2013 | | | Activities for Year: 5 FFY Grant: 2012 PHA FY: 2013 | | |
|--|------------------------------|-----------------------|---|------------------------------|-----------------------|
| 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 | | 521,958.00 | | | |

**Annual Statement/Performance and Evaluation Report
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: CA16P092-50107 Replacement Housing Factor Grant No: | Federal FY of Grant: 2007 |
|---|--|---------------------------------|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 12/31/07 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 | 47,807.58 | 35,499.00 | 30.57 |
| 4 | 1410 Administration | 47,333.00 | 45,991.00 | 45,991.00 | 2,307.12 |
| 5 | 1411 Audit | 1,200.00 | 1,200.00 | 1,200.00 | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 142,007.00 | 129,924.00 | 59,395.00 | 12,907.60 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 211,231.00 | | | |
| 10 | 1460 Dwelling Structures | | 13,530.42 | 13,530.42 | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling 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 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 473,339.00 | 459,914.00 | 155,615.42 | 15,245.29 |
| 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 | | | | |

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/07)

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 | | 22,287.00 | 13.26 | |
| | Resident Services Activities Assistant | 1408.01 | LS | 13,212.00 | | 13,212.00 | 17.31 | |
| | Resident Services Community Coordinator | | LS | 20,839.00 | 7,308.58 | | | |
| | PHA Staff Training/Travel | 1408.04 | LS | 5,000.00 | | | | |
| | Total 1408 | | | 61,338.00 | 47,807.58 | 35,499.00 | 30.57 | |
| PHA-WIDE | Administration | 1410 | | | | | | |
| | Housing Assets Director | 1410.02 | LS | 13,005.00 | 11,640.44 | 11,640.44 | | |
| | Accounting Tech Support | | LS | 18,000.00 | | 18,000.00 | 1,273.80 | |
| | Fringe Benefits | 1410.09 | LS | 15,328.00 | | 15,328.00 | 10.76 | |
| | Sundry | 1410.19 | LS | 1,000.00 | 1,022.56 | 1,022.56 | 1,022.56 | |
| | Total 1410 | | | 47,333.00 | 45,991.00 | 45,991.00 | 2,307.12 | |
| PHA-WIDE | Audit Fee | 1411 | | | | | | |
| | CFP AMCC Audit Fee | | LS | 1,200.00 | | 1,200.00 | | |
| | Total 1411 | | | 1,200.00 | | 1,200.00 | | |
| PHA-WIDE | Fees and Costs | 1430 | | | | | | |
| | Facilities Administrator | 1430.11 | LS | 72,954.00 | 68,529.00 | | | |
| | Housing Assets Director | 1430.12 | LS | 39,053.00 | 40,395.00 | | | |

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/07)

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 A & E/Consulting Fees | 1430.02 | LS | 30,000.00 | 21,000.00 | 19,000.00 | 12,907.60 | |
| | Total 1430 | | | 142,007.00 | 129,924.00 | 59,395.00 | 12,907.60 | |
| 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 | 235,152.58 | 142,085.00 | 15,245.29 | |
| CA16P092-003 | | | | | | | | |
| Whispering Oaks | | | | | | | | |
| | Site Improvements | 1450 | | | | | | |
| | Repair/Replace Asphalt Pavement | | 43,662 sf. | 108,271.00 | | | | |
| | Total 1450 | | | 108,271.00 | | | | |
| | Repair/Replace Main Building Asphalt Roofing | | 850 sf. | 13,530.42 | | | | |
| | Total 1460 | | | 13,530.42 | | | | |
| CA16P092-005 | | | | | | | | |
| Florence Janss | | | | | | | | |
| | Site Improvements | 1450 | | | | | | |
| | Repair/Replace Asphalt Pavement | | 14,100 sf. | 10,370.00 | | | | |
| | Total 1450 | | | 10,370.00 | | | | |

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/07)

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 | |
| 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 | | | | | | |
| | Repair/Replace Asphalt Pavement | | 23,200 sf | 18,610.00 | | | | |
| | Total 1450 | | | 18,610.00 | | | | |
| CA16P092-016 | | | | | | | | |
| Fiore Gardens | | | | | | | | |
| | Site Improvements | 1450 | | | | | | |

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/07)

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 | | 44,000 sf | 42,610.00 | | | | |
| | Total 1450 | | | 42,610.00 | | | | |
| | | | | | | | | |
| | Total Improvements | | | 224,761.42 | | | | |
| | Total CFP Program | | | 459,914.00 | | | | |

Annual Statement/Performance and Evaluation Report (12/31/07)
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 | 9/13/09 | | | 9/13/11 | | | | |
| Management | | | | | | | | |
| Resident Services Administration | 9/13/09 | | 12/20/07 | 9/13/11 | | | | |
| Resident Services Activities Assistant | 9/13/09 | | 12/20/07 | 9/13/11 | | | | |
| Resident Services Community Coordinator | 9/13/09 | | | | | | | |
| PHA Staff Training/Travel | 9/13/09 | | | 9/13/11 | | | | |
| Administration | | | | | | | | |
| Housing Assets Director | 9/13/09 | | | 9/13/11 | | | | |
| Accounting Tech Support | 9/13/09 | | | 9/13/11 | | | | |
| Fringe Benefits | 9/13/09 | | | 9/13/11 | | | | |
| Sundry | 9/13/09 | | 12/20/07 | 9/13/11 | | 12/20/07 | | |
| Audit Fee | | | | | | | | |
| CFP AMCC Audit Fee | 9/13/09 | | 11/30/07 | 9/13/11 | | | | |

Annual Statement/Performance and Evaluation Report (12/31/07)
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 | |
| Fees and Costs | | | | | | | |
| Facilities Administrator | 9/13/09 | | | 9/13/11 | | | |
| Housing Assets Director | 9/13/09 | | | 9/13/11 | | | |
| PHA-Wide A & E/Consulting Fees | 9/13/09 | | 10/31/07 | 9/13/11 | | | |
| Non-Dwelling Equipment | | | | | | | |
| Maintenance Tools | 9/13/09 | | | 9/13/11 | | | |
| Office Equipment | 9/13/09 | | | 9/13/11 | | | |
| Contingency | 9/13/09 | | | 9/13/11 | | | |
| CA16P092-003 Whispering Oaks | | | | | | | |
| Repair/Replace Asphalt Pavement | 9/13/09 | | | 9/13/11 | | | |
| Repair/Replace Main Bldg. Roof | 9/13/09 | | 12/20/07 | 9/13/11 | | | |
| CA16P092-005 Florence Janss | | | | | | | |
| Repair/Replace Asphalt Pavement | 9/13/09 | | | 9/13/11 | | | |

Annual Statement/Performance and Evaluation Report (12/31/07)
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 | |
| CA16P092-007 Leggett Court | | | | | | | |
| Repair/Replace Asphalt Pavement CA16P092-009 Roth Apartments | 9/13/09 | | | 9/13/11 | | | |
| Repair/Replace Asphalt Pavement CA16P092-010 Tafoya Terrace | 9/13/09 | | | 9/13/11 | | | |
| Repair/Replace Asphalt Pavement CA16P092-015 Ellis Terrace | 9/13/09 | | | 9/13/11 | | | |
| Repair/Replace Asphalt Pavement CA16P092-016 Fiore Gardens | 9/13/09 | | | 9/13/11 | | | |

8. Capital Fund Program Five-Year Action Plan

| Annual Statement/Performance and Evaluation Report | | | | | |
|--|---|----------------------|---|-------------------|-------------------------------------|
| 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: CA16P092-50106 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2006 |
| <input type="checkbox"/> Original Annual Statement | | | <input type="checkbox"/> Reserve for Disasters/ Emergencies | | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 | | | <input type="checkbox"/> Revised Annual Statement | | |
| | | | <input type="checkbox"/> Final Performance and Evaluation Report | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 10,857.00 | 0.00 | | |
| 3 | 1408 Management Improvements | 53,294.00 | 33,332.18 | 33,332.18 | 33,332.18 |
| 4 | 1410 Administration | 43,641.00 | | 43,641.00 | 37,494.43 |
| 5 | 1411 Audit | 1,200.00 | | 1,200.00 | 1,200.00 |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 85,945.00 | 52,554.76 | 52,554.76 | 52,554.76 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | 263,810.00 | 329,867.56 | 329,867.56 | 227,397.98 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | 14,592.00 | 12,743.50 | 12,743.50 | 12,743.50 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 473,339.00 | | 473,339.00 | 364,722.85 |
| 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 | | | | |

8. Capital Fund Program Five-Year Action Plan

| Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/07) | | | | | | | | |
|---|--|---------------|---|----------------------|-----------|---------------------------|----------------|----------------|
| 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 | | | | |
| | Total 1406 | | | 10,857.00 | 0.00 | | | |
| PHA-WIDE | Management | 1408 | | | | | | |
| | Resident Services Administration | 1408.01 | LS | 21,548.00 | 13,561.23 | 13,561.23 | 13,561.23 | |
| | Resident Services Activities Assistant | 1408.01 | LS | 11,678.00 | 4,358.59 | 4,358.59 | 4,358.59 | |
| | PHA Staff Training/Travel | 1408.04 | LS | 5,000.00 | 344.36 | 344.36 | 344.36 | |
| | Accounting Tech Support | 1408.01 | LS | 15,068.00 | | 15,068.00 | 15,068.00 | |
| | Total 1408 | | | 53,294.00 | | 33,332.18 | 33,332.18 | |
| PHA-WIDE | Administration | 1410 | | | | | | |
| | Housing Assets Director | 1410.02 | LS | 17,813.00 | 17,286.02 | 17,286.02 | 12,353.45 | |
| | Fringe Benefits | 1410.09 | LS | 14,895.00 | 12,116.00 | 12,116.00 | 10,902.00 | |
| | CFP Clerical Support | 1410.01 | LS | 12,116.00 | 12,844.00 | 12,844.00 | 12,844.00 | |
| | Sundry | 1410.19 | LS | 868.00 | 1,394.98 | 1,394.98 | 1,394.98 | |
| | Total 1410 | | | 43,641.00 | | 43,641.00 | 37,494.43 | |
| PHA-WIDE | Audit Fee | 1411 | | | | | | |
| | CFP AMCC Audit Fee | | LS | 1,200.00 | | 1,200.00 | 1,200.00 | |
| | Total 1411 | | | 1,200.00 | | 1,200.00 | 1,200.00 | |
| PHA-WIDE | Fees and Costs | 1430 | | | | | | |
| | Facilities Administrator | 1430.11 | LS | 61,928.00 | 19,537.76 | 19,537.76 | 19,537.76 | |

8. Capital Fund Program Five-Year Action Plan

| Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/07) | | | | | | | | |
|---|--|---------------|---|----------------------|------------|---------------------------|----------------|----------------|
| 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 | |
| | Housing Assets Director | 1430.12 | LS | 22,017.00 | | 22,017.00 | 22,017.00 | |
| | PHA-Wide A & E/Consulting Fees | 1430.02 | LS | 2,000.00 | 11,000.00 | 11,000.00 | 11,000.00 | |
| | Total 1430 | | | 85,945.00 | | 52,554.76 | 52,554.76 | |
| | | | | | | | | |
| PHA-WIDE | Non-Dwelling Equipment | 1475 | | | | | | |
| | Maintenance Tools | | 72 | 3,752.00 | 1,903.50 | 1,903.50 | 1,903.50 | |
| | Office Equipment | | 30 | 10,840.00 | | 10,840.00 | 10,840.00 | |
| | Total 1475 | | | 14,592.00 | | 12,743.50 | 12,743.50 | |
| | | | | | | | | |
| | Total PHA-Wide | | | 209,529.00 | | 143,471.44 | 137,324.87 | |
| | | | | | | | | |
| CA16P092-003 | | | | | | | | |
| Whispering Oaks | | | | | | | | |
| | Dwelling Structures | 1460 | | | | | | |
| | Repair/Replace Roofs – Bungalows-Main Building | | 60,922 sf | 263,810.00 | 329,867.56 | 329,867.56 | 227,397.98 | |
| | Total 1460 | | | 263,810.00 | | 329,867.56 | 227,397.98 | |
| | | | | | | | | |
| | | | | | | | | |
| | Total Improvements | | | 263,810.00 | | 329,867.56 | 227,397.98 | |
| | Total CFP Program | | | 473,339.00 | | 473,339.00 | 364,722.85 | |

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report (12/31/07)

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 | | |
| Fees and Costs | | | | | | | | |
| Facilities Administrator | 7/17/08 | | 9/30/06 | 7/17/10 | | 12/20/07 | | |
| Housing Assets Director | 7/17/08 | | 9/30/06 | 7/17/10 | | 9/30/07 | | |
| PHA-Wide A & E/Consulting Fees | 7/17/08 | | 9/30/06 | 7/17/10 | | 11/30/07 | | |
| Non-Dwelling Equipment | | | | | | | | |
| Maintenance Tools | 7/17/08 | | 1/31/07 | 7/17/10 | | 12/20/07 | | |
| Office Equipment | 7/17/08 | | 3/31/07 | 7/17/10 | | 3/31/07 | | |
| Whispering Oaks CA16P092-003 | | | | | | | | |
| Repair roofs, Main Bldg./Bungalows | 7/17/08 | | 12/31/06 | 7/17/10 | | | | |