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

1.0 PHA Information

PHA Name: Housing Authority of the City of San Buenaventura PHA Code: CA035

PHA Type: ☐ Small ☒ High Performing ☐ Standard ☒ HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): 10/2009

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: 716 Number of HCV units: 1189

3.0 Submission Type

☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia -**NOT APPLICABLE**- ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:

The mission of the Housing Authority of the City of San Buenaventura is to be the catalyst for developing, administering and maintaining attainable housing and to serve as an advocate for the housing needs of the residents of the City of Ventura.

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

6.0

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

Changes to Public Housing Admissions Continued Occupancy Policy (ACOP)

Chapter 10 Pets and Assistance Animals.
Chapter 10 of the ACOP has been updated as follows:

- Change - Title of Chapter 10
  Current: Pets and Assistance Animals
  Proposed: Pets and Animals that Assist, Support, or Provide Service to Persons with Disabilities.
- Introduction
  Current: This chapter explains the PHA's policies on the keeping of pets/assistance animals and any criteria or standards pertaining to the policies.
  Proposed: This chapter explains the PHA's policies on the keeping of pets/animals that Assist, Support, or Provide Service to Persons with Disabilities (hereafter referred to as assistance animal) and any criteria or standards pertaining to the policies.
- PART I: ASSISTANCE ANIMALS
  Current: Assistance Animals
  Proposed: Animals that Assist, Support, or Provide Service to Persons with Disabilities.

Chapter 12 Transfer Policy
Chapter 12 of the ACOP has been updated as follows:

- 12-II.D. COST OF TRANSFER
  Current: The PHA will bear the reasonable costs of transfers that the PHA requires.
  Proposed: The PHA will bear the reasonable costs of transfers that the PHA requires, limited to rental of a moving truck and transfer of utility fees.

For the full changes in chapter form, please see Chapters 10 and 12, included as Attachment K.

Changes to HCV Administrative Plan
Effective 7/1/09

- HCV participate families that claim zero income to the household will have interim increase change processed when income is reported. The appropriate rent change will be applied the first of the following month with not less than a 30 day notice.
- PHA has contracted with an independent contractor to provide HCV Housing Quality Standards inspection services.
- Revisions have been made to the PHA Housing Choice Voucher Homeownership policy. Post purchase homeownership requirements have been added.
- Direct Deposit requirements for landlord HAP payments have been instituted. All participating HCV landlords have been notified that effective 8/1/09 direct deposit will be mandatory. Landlords that chose not to participate in direct deposit requirement policy will be required to personally pick up HAP checks on designated days and times at the Riverside office location.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The 5-Year and Annual PHA Plan are available for public review at the main administrative offices of the PHA, PHA property management offices, the main administrative office of the government (City of Ventura), and at the following PHA buildings: 2400 N. Ventura Avenue, 1055 Johnson Drive, 1079 Johnson Drive, 66 S. Ventura Avenue, 9050 Telephone Road, 9620 Telephone Road, and 137 S. Palm Street, all in Ventura.

7.0	**HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.** *Include statements related to these programs as applicable.* • The PHA has not received a HOPE VI grant, but may possibly apply for a HOPE VI grant for the density increase of units: CA16P035-01&02 Westview Village (300 units), CA16P035-08 Harrison (10 units), and CA16P035-10 Park Row (10 units). • The PHA may engage in mixed-finance development activities for public housing in the Plan year, which would be affiliated only with the above-referenced projects, if the PHA decides to proceed with that project in the Plan year. • The PHA plans to submit to the Special Applications Center (SAC) a request to demolition/disposition: -180 public housing units located in project numbers 035-1 (231/405 W. Vince, 232/242 W. Flint, 1051/1156 Riverside St.) and 035-2 (246 & 260 W. Vince, 233/237/243/257 W. Flint, 229/356 W. Warner, 236/357 W. Barnett, 913/949/985 Snow Court) -Eight (8) housing units located in project number 035-08 (217/233 Harrison Ave.) and 323/329 W. Park Row Ave. The PHA also may disposition the following units: -Project numbers 035-08 (206 Kellogg St., 332 Valmore Ave., 1330 Elsinor Ct., 3157 & 3158 Channel Dr.,), 035-10 (10373 Darling Road, 10408 Jamestown St., 218 E. Kellogg St., 1325 Cachuma Dr., 239 Dos Caminos Ave.), and 035-12 (135 Harding Ave.). • The PHA plans to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR Part 982. The minimum qualifications for this program are: - An active Family Self-Sufficiency (FSS) Program Participant or FSS graduate who is still on the Voucher Program with a minimum escrow balance of $5,000, or Voucher participant with personal savings of $5,000. - A first-time homebuyer or have not had ownership in any home within the past three years. - Employed full-time (at least 32 hours per week) - Have been continuously employed for at least 12 months - Cannot owe money to any Housing Authority and must be in good standing with the Voucher program. - Homeownership counseling and education is required. - Must qualify for a mortgage loan at a financial institution. - Annual earned income should be at least 50% of the County Median income adjusted for family size • The PHA plans to project-base Section 8 vouchers in the coming year. Project-basing is a more viable option over tenant-based vouchers because of the following circumstances: access to neighborhoods outside of high poverty areas, source of stable operating funds for new construction and to ensure well-maintained units for very low income persons. The PHA will project-based vouchers at the following locations: 15 units – Working Artists Ventura (WAV) – affordable housing for artists in Downtown Ventura (voucher assistance already approved by HUD-DC and HUD-LA) and 12 units – Soho Apartments – 12 affordable family units located in the Westside Community of Ventura (voucher assistance application in progress).
8.0	**Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.
8.1	**Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report,* form HUD-50075.1, for each current and open CFP grant and CFFP financing. Please see the attached form
8.2	**Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan,* form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Please see the attached form
8.3	**Capital Fund Financing Program (CFFP).** ☒ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

9.0

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

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Afford-ability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	2,406	5	5	4	5	4	N/A
Income >30% but <=50% of AMI	1,968	5	5	4	5	2	N/A
Income >50% but <80% of AMI	2,012	4	4	4	5	2	N/A
Elderly	1,213	5	5	4	5	2	N/A
Families with Disabilities	N/A	4	4	4	5	2	N/A
Hispanic	3,777	4	4	4	5	2	N/A
Black	218	4	4	4	5	2	N/A
Other	3,108	4	4	4	5	2	N/A
White	12,247	4	4	4	5	2	N/A

NOTE: "Overall" Needs column figures represent the estimated number of renter families that have housing needs. For the remaining characteristics, the impact of that factor on the housing needs for each family type was rated from 1 to 5, with 1 being "no impact" and 5 being "severe impact." N/A indicates that no information is available upon which the PHA can make this assessment. The information for the chart was taken from the 2005-2010 City of Ventura Consolidated Plan.

9.1

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

The PHA plans to maximize the number of affordable units available to the PHA within its current resources by a variety of means:

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

The PHA also plans to increase the number of affordable housing units by a variety of means:

- Apply for additional Section 8 units should they become available,
- Leverage affordable housing resources in the community through the creation of mixed-finance housing, and pursue housing resources other than public housing or Section 8 tenant-based assistance.

The PHA will also utilize available funding to target families at or below 30% of AMI, families at or below 50% of AMI, the elderly, and families with disabilities.

The PHA will increase awareness of PHA resources among families of races and ethnicities with disproportionate needs, and conduct activities to affirmatively further fair housing.

10.0	**Additional Information**. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. The Housing Authority of the City of San Buenaventura continues to provide well-maintained units for our residents and we continue to ensure public housing complexes operate effectively and efficiently. In that regard, we continue to review and update our Physical Needs Assessment and Management Assessment to ensure each AMP is operating in a cost-effective manner. The agency has requested information from the Ventura County Regional Energy Alliance firm to help make energy efficiency improvements to our existing public housing inventory. Security improvements were implemented by means of installing security camera systems at five of our public housing sites, and scheduled routine maintenance continues at each AMP. The Agency also continues to conduct activities to affirmatively further fair housing. We continue to initiate direct contact with local owners and property managers to ensure a diverse inventory of rental properties available outside the identified tracks that are at or below the poverty–income level to all program participants. The Agency now offers enhanced services to residents of all age levels, including a homework center for children, computer repair program for adults, and exercise and health education programs for seniors, managed by our Resident Services department. The Agency continues to upgrade and expand the computer-learning center for children and adults (e.g. Internet connectivity for all existing personal computers) using HUD's Neighborhood Networks grant funding. We have increased computer learning activities/classes that reinforce and encourage computer use for empowerment, educational and employment purposes. In order to encourage self-sufficiency efforts in all residents, the Family Self Sufficiency (FSS) Program is offered to Section 8 and Public Housing residents. We continue to implement the FSS Program for all eligible clients, and the Section 8 Homeownership Program continues to be a tool to assist residents to move into homeownership. The Agency continues to seek opportunities to develop additional low-income units in the community. The Agency sought and received additional Article 34 authority in the November 2004 election, enabling the development of 500 additional units throughout the City. To this extent, the Authority continues to participate in collaborative efforts to increase and improve the supply of affordable housing. Construction is expected to begin on a 12-unit family project in Summer 2009. All families will receive supportive services through the FSS Program and the rents will be subsidies with Project-Based Section 8 voucher assistance. The Housing Authority also formed a non-profit organization that owns and manages the 21 non-HUD units in the Agency's inventory. The non-HUD units can be used to leverage other funds, enabling the development of additional low/very low income housing in the community. The Agency also continues to seek cost-effective ways to renovate or modernize public housing units. The Agency received $1.6 million in Federal stimulus funds through the American Recovery and Reinvestment Act, and plans to use the bulk of the funds to renovate and modernize our existing public housing units. The Agency plans to use a Fannie Mae direct loan to pay for the modernization of public housing units. A Fannie Mae direct loan will enable the Agency to complete the significant modernization of several units rather than renovating a few per year. The loan will be repaid with Capital Fund monies over a 20 year period. The PHA will also assess the condition of all public housing units, and if over-concentration is evident, or significant renovation is necessary, it will determine whether some units should be replaced elsewhere in the community and mixed income units developed on-site instead. This would be accomplished using various tools including HUD Mixed Financing which requires the completion of the 20-year Physical Needs Assessment, and Management Assessment of the Agency. The Agency will assess the feasibility of demo/disposition of various pubic housing units including Westview Village, Park Row, Harrison, and the Santa Clara Apartments. The Housing Authority of the City of San Buenaventura operates both its public housing and Section 8/Housing Choice Voucher (HCV) programs consistent with the required provisions of The Violence Against Women Reauthorization Act of 2005 (VAWA), specifically Section 606(1) of VAWA which adds the provision to Section 8 of the U.S. Housing Act of 1937 listing contract provisions and requirements for the HCV program. The Housing Authority of the City of San Buenaventura submits a report to the State of California Housing and Community Development Department on an annual basis, which indicates the number of evictions due to domestic violence activities in both public housing as well as in HCV-assisted units (there have been none to date). This data is tracked on a monthly basis and is reported to our Board of Commissioners on a monthly basis as well. The Agency does not offer a preference on either the public housing or Section 8/HCV Program waiting lists for victims of domestic violence, dating violence, sexual assault or stalking. The Housing Authority of the City of San Buenaventura currently does not offer any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; The Housing Authority of the City of San Buenaventura currently does not offer any activities, services or programs provided or offered by a public housing agency that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and The Housing Authority of the City of San Buenaventura currently does not offer any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" The PHA defines "substantial deviation/modification" as when one of the policies outlined in the Plan is reversed. It defines "significant amendment" as adding a new Capital Fund Project to the Plan.

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

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U.S. Department of Housing and Urban Dev
Office of Public and Indian
OMB No. 25
Expires 4

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Grant Type and Number
Capital Fund Program Grant No: CA16P005 501-07
Replacement Housing Factor Grant No:
Date of CFFP:

FFY of Grant:
FFY of Grant Approval

l Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
d Evaluation Report for Period Ending: 03/31/2009 ☐ Final Performance and Evaluation Report

ry by Development Account	Total Estimated Cost		Total Actual Cost [4]	
	Original	Revised[5]	Obligated	Expended
ce-CFP Funds				
perations (may not exceed 20% of line 21)[3]	243,328		243,328	243,328
anagement Improvements	121,664		121,664	97,323
dministration (may not exceed 10% of line 21)	121,664		121,664	114,088
udit				
quidated Damages				
es and Costs	70,000	85,000	85,000	85,000
re Acquisition	10,000	0		
te Improvement	130,000	0		
welling Structures	150,000	442,863	442,863	331,356
Dwelling Equipment—Nonexpendable	4,984	19,984	19,984	19,831
on-dwelling Structures	0	126,612	126,612	126,612
on-dwelling Equipment	5,000	55,525	55,525	55,525
emolition				
loving to Work Demonstration				
Reloca'on Costs				
evelopment Activities[4]	10,000	0		

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form HUD-50075.1 (4/20

t/Performance and Evaluation Report
gram, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Dev
Office of Public and Indian
OMB No. 2
Expires 4/

Grant Type and Number
Capital Fund Program Grant No: CA15P035 501-07
Replacement Housing Factor Grant No:
Date of CFFP:

FFY of Grant:
FFY of Grant Approval: 2007

nt Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no: 1)
nal Evaluation Report for Period Ending: 3/31/2009 ☐ Final Performance and Evaluation Report

ary by Development Account	Total Estimated Cost Original	Revised*	Total Actual Cost Obligated	Expende
pitalization or Debt Service paid by the PHA	350,000	0		
pitalization or Debt Service paid Via System of Direct Payment				
ntingency (may not exceed 8% of line 20)	0			
t of Annual Grant: (sum of lines 2 - 19)	1,216,640		1,216,240	1073,063
t of line 20 Related to LBP Activities				
t of line 20 Related to Section 504 Activities				
t of line 20 Related to Security - Soft Costs				
t of line 20 Related to Security - Hard Costs	80,000	39,463	39,463	39,463
t of line 20 Related to Energy Conservation Measures				

ecutive Director Date 7/13/09 Signature of Public Housing Director D

1 To be completed for the Performance and Evaluation Report.
2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
4 RHF funds shall be included here.

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THORITY OF THE CITY OF SAN
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Grant Type and Number
Capital Fund Program Grant No: CA152035 501-07
CFFP (Yes/ No): no
Replacement Housing Factor Grant No:

Federal FFY of Grant: 2007

umber Ie	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[3]	
12	Westview Community Center Remodel	1470	1 bldg	45,001	118,753	118,753	118,753	compl
	Solar Panel Repairs	1460	75 units	6,500	19,800	19,800	19,800	compl
	Bathroom Storage	1460	75 units	15,000	5,859	5,859	5,859	compl
	Solar Panel Repairs	1460	75 units	3,500	18,900	18,900	18,900	compl
	Bathroom Remodel	1460	75 units	35,000	181,000	181,000	69,493	in pro
	Unit Modernization - 206 E. Kellogg	1460	1 unit	0	91,341	91,341	91,341	compl
	Continuation of Office Remodel	1470	1 office	0	7,859	7,859	7,859	compl
	Unit Modernization - Darling Road	1460	1 unit	0	73,000	73,000	73,000	compl
15	security cameras	1460	50 units	30,000	25,024	24,024	25,024	compl
	Solar panel repairs	1460	52 units	3,500	13,500	13,500	13,500	compl
	HVAC - community room	1460	1 system	10,000	0			delete
	replace exterior lighting	1450	75 units	11,500	0			delete
	replace flooring	1460	52 units	25,000	0			delete
	Replace mailboxes	1450	40 units	10,000	0			delete
	replace ext. lighting	1460	20 units	15,000	0			delete
	bath floors & subfloors	1460	20 units	25,000	0			delete
	Site acquistion	1440		10,000	0			delete
	development activities	1499		10,000	0			delete
	replace stoves, rg hoods, refrig	1465	15 appli	4,984	19,984	19,984	19,834	in pro

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

/Performance and Evaluation Report
gram, Capital Fund Program Replacement Housing Factor and
ancing Program

U.S. Department of Housing and Urban Dev
Office of Public and Indian
OMB No. 25
Expires 4/2

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-025
HORITY OF THE CITY OF SAN
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Grant Type and Number
Capital Fund Program Grant No: CA16P035 501 07
CFFP (Yes/ No): no
Replacement Housing Factor Grant No:

Federal FFY of Grant: 2007

umber le	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
	replace locks	1460	65 units	10,000	14,439	14,439	14,439	ompl
	Operations	1406		243,348		243,348	243,348	ompl
	Administration	1410		121,664		121,664	114,088	in pro
	Fees & Costs	1430		70,000	85,000	85,000	85,000	in pro
	Management Improvements	1408		121664		121,664	97,323	in pro
	computer hardware	1475	1 system	5,000	55,525	55,525	55,525	ompl
	CFFP Bond/Loan payment	1501		350,000	0			ontin
	Sewer Line Replacement	1460		10,000	0			delete

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

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entation Schedule for Capital Fund Financing Program

035 HOUSING AUTHORITY OF THE CITY OF SAN BUENAVENTURA

Federal FFY of Grant: 2007

Number -Wide ies	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Date
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
002	9/12/2009	9/2008	9/12/2011	12/2008	completed
	9/12/2009	12/2007	9/12/2011	3/2008	completed
	9/12/2009	9/2008	9/12/2011	12/2008	completed
	9/12/2009	12/2007	9/12/2011	3/2008	completed
	9/12/2009	12/2008	9/12/2011		in progress
	9/12/2009	9/2008	9/12/2011	12/2008	completed
	9/12/2009	3/2006	9/12/2011	9/2007	completed
	9/12/2009	6/2008	9/12/2011	9/2008	completed
015	9/12/2009	12/2007	9/12/2011	1/2009	completed
	9/12/2009	12/2007	9/12/2011	3/2008	completed
	9/12/2009	12/2007	9/12/2011		in progress
	9/12/2009	6/2008	9/12/2011	9/2008	completed
	9/12/2009	12/2007	9/12/2011		in progress

* Obligation and expenditure end dates may be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

mentation Schedule for Capital Fund Financing Program

Federal FFY of Grant:

nt Number A-Wide ities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Da
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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Program, Capital Fund Program Replacement Housing Factor and
Financing Program

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Grant Type and Number
Capital Fund Program Grant No: CA25P005 501-08
Replacement Housing Factor Grant No:
Date of CFFP:

FFY of Grant:
FFY of Grant Approval:

☒ Revised Annual Statement (revision no:)
☐ Final Performance and Evaluation Report

☐ Reserve for Disasters/Emergencies

ance and Evaluation Report for Period Ending
Summary by Development Account

	Total Estimated Cost Original	Revised[1]	Obligated	Total Actual Cost[2] Expended
Total non-CFP Funds				
1406 Operations (may not exceed 20% of line 21)[3]	256,822		256,822	256,822
1408 Management Improvements	128,412		128,412	
1410 Administration (may not exceed 10% of line 21)	128,412		128,412	
1411 Audit				
1415 Liquidated Damages				
1430 Fees and Costs	80,000		80,000	26,479
1440 Site Acquisition				
1450 Site Improvement	380,000	200,008		
1460 Dwelling Structures	118,000	330,862	43,643	
1465.1 Dwelling Equipment—Nonexpendable	25,000	75,000		
1470 Non-dwelling Structures				
1475 Non-dwelling Equipment				
1485 Demolition				
1492 Moving to Work Demonstration				
1495.1 Relocation Costs				
1499 Development Activities[4]				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report or a Final Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

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U.S. Department of Housing and Urban Devel
Office of Public and Indian H
OMB No. 257
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l Program, Capital Fund Program Replacement Housing Factor and
d Financing Program

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A. Grant Type and Number
Capital Fund Program Grant No: GA16P055501-08
Replacement Housing Factor Grant No:
TURA Date of CFFP:

FFY of Grant:
FFY of Grant Approval: 2008

Annual Statement ☐ Reserve for Disaster/Emergencies ☒ Revised Annual Statement (revision no. 1)
☐ Final Performance and Evaluation Report

nance and Evaluation Report for Period Ending:

Summary by Development Account	Total Estimated Cost Original	Revised[2]	Total Actual Cost[1] Obligated	Expended
1501 Collateralization or Debt Service paid by Housing Authority	167,470	84,000		
1502 Collateralization or Debt Service paid Via System of Direct Payment				
1503 Contingency (may not exceed 8% of line 20)	0			
1504 Amount of Annual Grant: (sum of lines 2 - 19)	1,284,116			
1505 Amount of line 20 Related to LBP Activities				
1506 Amount of line 20 Related to Section 504 Activities				
1507 Amount of line 20 Related to Security - Soft Costs				
1508 Amount of line 20 Related to Security - Hard Costs	10,000			
1509 Amount of line 20 Related to Energy Conservation Measures				

Executive Director Date 4/7/2009 Signature of Public Housing Director Da

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

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porting Pages CA-035 AUTHORITY OF THE CITY OF SAN NTURA	Grant Type and Number Capital Fund Program Grant No: CA16P035 501-08 CFFP (Yes/No): no Replacement Housing Factor Grant No:	Federal FFY of Grant: 2008	

rt Number -Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
6	Driveway overlay & replacement Buena	1450	20,000 sf	80,000				in progr
	Vista facility/senior site & Cafeteria							cancelle
6	Interior Plumbing line replacement	1450	12,000 sf	250,000	0			in progr
6	plumbing/bathroom remodel	1460	75 units	12,685		12,685		comp p
8	Unit Modernization - 206 E. Kellogg	1460	1 unit	50,000	0			in progr
8	Unit Modernization - 332 Valencia	1460	1 unit	50,000	40,533	41,000		
8	Unit Modernization - 1330 Elsinor	1460	1 unit	0	65,000			in progr
9	Bathroom floors & subfloors	1460	12 units	0	50,000			in progr
10	Unit Modernization - 10608 Tamarown	1460	1 unit	0	65,000			in progr
13	Driveway overlay & replacement	1450	15,000 sf	20,000				in progr
16	driveway overlay & replacement	1450	10,000 sf	10,000				in progr
16	HVAC - community room	1460	1 system	8,000	8,170			in progr
20	replace ext. wood stairs, railing & fences	1450	20 units	120,000	75,000			in progr
22	bathroom floors & subfloors	1460	12 units	0	89,674			comple
	Replace locks	1460	75 units	50,000	15,608	15,608	15,608	
	replaces stoves, refrig, hoods, water hters	1465	65 appl.	25,000	72,000			in progr
	CFFP leverage payment	1501	14 units	167,470	84,000			
	Administration	1410		128,412		128,412		
	Fees & Costs	1430		80,000		80,000	26,479	in prog
	Mod Improvements	1408		128,412		128,412		

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

porting Pages : CA-035 AUTHORITY OF THE CITY OF SAN NTURA	Grant Type and Number Capital Fund Program Grant No: CA16P035 501-08 CFFP (Yes/No): no Replacement Housing Factor Grant No:	Federal FFY of Grant: 2008

nt Number -Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status o
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
	Operations	1406		256,822		256,822	256,822	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
[2] To be completed for the Performance and Evaluation Report.

plementation Schedule for Capital Fund Financing Program

e: CA-095 HOUSING AUTHORITY OF THE CITY OF SAN BUENAVENTURA Federal FFY of Grant: 2008

pment Number /PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Date
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
g	6/12/2010	3/2009	6/12/2012	3/2009	transfer completed
e	6/12/2010		6/12/2012		
06	6/12/2010		6/12/2012		
06	6/12/2010		6/12/2012		
08	6/12/2010		6/12/2012		
08	6/12/2010	3/2009	6/12/2012	6/2009	project in progress
09	6/12/2010		6/12/2012		
10	6/12/2010		6/12/2012		
10	6/12/2010		6/12/2012		
16	6/12/2010	3/2009	6/12/2012	6/2009	project in progress
16	6/12/2010		6/12/2012		
20	6/12/2010		6/12/2012		
25	6/12/2010		6/12/2012		

* Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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gram, Capital Fund Program Replacement Housing Factor and
rancing Program

U.S. Department of Housing and Urban Dev
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n Authority of the	Grant Type and Number Capital Fund Program Grant No: CA16P035 501-09 Replacement Housing Factor Grant No: Date of CFFP:

FFY of Grant: 2009
FFY of Grant Approval

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

ary by Development Account	Total Estimated Cost Original	Revised[2]	Total Actual Cost[1] Obligated	Expended
on-CFP Funds				
perations (may not exceed 20% of line 21)[3]	300,000			
anagement Improvements	150,000			
dministration (may not exceed 10% of line 21)	150,000			
udit				
iquidated Damages				
ees and Costs	155,000			
ite Acquisition				
ite Improvement	211,000			
welling Structures	185,000			
Dwelling Equipment—Nonexpendable	45,000			
on dwelling Structures	21,000			
on-dwelling Equipment	30,000			
emolition				
lerving to Work Demonstration				
Relocation Costs				
Development Activities[4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

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gram, Capital Fund Program Replacement Housing Factor and
nancing Program

U.S. Department of Housing and Urban Dev
Office of Public and Indian
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Grant Type and Number
Capital Fund Program Grant No: CA16P006 501-09
Replacement Housing Factor Grant No:
Date of CFFP:

FFY of Grant: 2009
FFY of Grant approval:

al Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

nual Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

ary by Development Account	Total Estimated Cost Original	Revised[2]	Total Actual Cost[3] Obligated	Expend
to Amortization or Debt Service paid by the PHA				
Collateralization or Debt Service paid Via System of Direct Payment	253,000			
Contingency (may not exceed 8% of line 20)				
nt of Annual Grant: Sums of Lines 2 - 19)	1,500,000			
nt of Line 20 Related to LBP Activities				
nt of Line 20 Related to Section 504 Activities				
nt of line 20 Related to Security - Soft Costs				
nt of line 20 Related to Security - Hard Costs				
nt of line 20 Related to Energy Conservation Measures				

xecutive Director Date 7/13/09 Signature of Public Housing Director D

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

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Grant Type and Number
Capital Fund Program Grant No: CA16P035 501-09
CFFP (Yes/ No):
Replacement Housing Factor Grant No:

Federal FFY of Grant: 2009

umber k	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
&002	Laundry room roof and fascia renovation	1450	180 units	191,000				
	Elevator Upgrades	1460	2 units	75,000				
	Balcony Upgrades	1460	75 balconies	100,000				
	Maintenance shop roof replacement	1470	4320 sq. ft.	21,000				
	Driveway overlay & replacement	1450	25 units	10,000				
	Driveway overlay & replacement	1450	25 units	10,000				
	replace locks and install deadbolts	1460	40 units	10,000				
	ext. furnishings upgrade & replacement	1465	5 bldgs	15,000				
	stoves, refrigerators, range hoods, water heaters	1465	40 appls	30,000				
	phone system upgrade	1475	1 system	25,000				
	computer replacement	1475	3 computers	3,000				
	CFFP leverage payment	9000		253,000				
	Administration	1410		150,000				
	Fees and Costs	1430		80,000				
	Management Improvements	1408		150,000				
	Operations	1406		300,000				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

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using Authority of the City of San	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No:	**Federal FFY of Grant:**

umber de	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

mentation Schedule for Capital Fund Financing Program

using Authority of The City of San Buenaventura

Federal FFY of Grant: 2009

t Number A-Wide ities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Da
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
1&002	09/12/2011		09/12/2013		
5	09/12/2011		09/12/2013		
7	09/12/2011		09/12/2013		
9	09/12/2011		09/12/2013		
4	09/12/2011		09/12/2013		
5	09/12/2011		09/12/2013		
	09/12/2011		09/12/2013		
	09/12/2011		09/12/2013		
	09/12/2011		09/12/2013		
	09/12/2011		09/12/2013		
	09/12/2011		09/12/2013		

[1] Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No:
Date of CFFP:

FFY of Grant:
FFY of Grant Approv
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al Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
nd Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

nary by Development Account	Total Estimated Cost Original	Revised[2]	Obligated	Total Actual Cost[1] Expended
mit OFF Funds				
Operations (may not exceed 20% of line 21)[3]				
Management Improvements				
Administration (may not exceed 10% of line 21)				
Audit				
Liquidated Damages				
Fees and Costs	45,000			
Site Acquisition				
Site Improvement				
Dwelling Structures	2,632,500			
Dwelling Equipment—Nonexpendable				
Non-dwelling Structures				
Non-dwelling Equipment				
Demolition				
Moving to Work Demonstration				
Relocation Costs				
Development Activities[4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

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Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No:
Date of CFFP:

FFY of Grant:
FFY of Grant Approval:
CAPITAL FUND BORROWING

mat Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)

and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

mary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
	Original	Revised [2]	Obligated	Expend
Collateralization or Debt Service paid by the PHA	179,025			
Collateralization or Debt Service paid Via System of Direct Payment				
Contingency (may not exceed 8% of line 20)	0			
nt of Annual Grant: (sum of lines 2 - 19)	2,856,525			
nt of line 20 Related to LBP Activities				
nt of line 20 Related to Section 504 Activities				
nt of line 20 Related to Security – Soft Costs				
nt of line 20 Related to Security – Hard Costs				
nt of line 20 Related to Energy Conservation Measures				

Executive Director	Date 4/7/2009	Signature of Public Housing Director	

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

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inancing Program

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Grant Type and Number
Capital Fund Program Grant No:
CFFP (Yes/No): YES
Replacement Housing Factor Grant No:

Federal FFY of Grant:
CAPITAL FUND BORROWING

Number ide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Stat
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
	CFFP FEES	1430		45,000				
	Replace vinyl flooring	1460	75 units	81,500				
	Kitchen remodel	1460	75 units	1,155,000				
	Window Replacement	1460	75 units	43,500				
anior	Replace kitchen cabinets	1460	75 units	210,000				
	Sliding Glass Door Replacement	1460	20 units	30,000				
amily	Replace Vinyl Flooring	1460	20 units	35,750				
	Window Replacement	1460	20 units	70,000				
	Sliding Glass Door Replacement	1460	20 units	30,000				
	Replace Vinyl Flooring	1460	20 units	35,750				
	Sliding Glass Door Replacement	1460	14 units	24,000				
Palm	Replace Gas Furnaces	1460	14 units	20,000				
	Window Replacement	1460	14 units	37,500				

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To be completed for the Performance and Evaluation Report.

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Grant Type and Number
Capital Fund Program Grant No:
CFFP (Yes/ No): YES
Replacement Housing Factor Grant No.

Federal FFY of Grant: CAPITAL FUND BORR

Number Vide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Sta
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
	Sliding Glass Door Replacement	1460	51 units	76,500				
dens	Replace Kitchen Cabinets	1460	51 units	145,000				
& 015	Replace gas furnaces	1460	50 units	45,000				
o Apts	Replace Asphalt Shingles	1460	50 units	60,000				
	Replace vinyl flooring	1460	50 units	75,000				
	Sliding Glass Door Replacement	1460	53 units	39,000				
	Replace Gas Furnace - central area	1460	53 units	3,000				
	Replace Kitchen Cabinets	1460	53 units	56,000				
	Sliding Glass Door Replacement	1460	20 units	30,000				
	Replace Gas Furnaces	1460	20 units	20,000				
	Replace Gas Furnaces	1460	20 units	20,000				
	Replace Asphalt Shingles	1460	20 units	44,000				
	Sliding Glass Door Replacement	1460	20 units	30,000				
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[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

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CA-035
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Grant Type and Number
Capital Fund Program Grant No:
CFFP (Yes/No): YES
Replacement Housing Factor Grant No:

Federal FFY of Grant: CAPITAL FUND BORR

Number Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Stu
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
	Replace gas furnaces	1460	20 units	18,000				
	Replace Asphalt Shingles	1460	20 units	56,000				
	Replace Kitchen cabinets	1460	20 units	56,000				
	Replace Asphalt Shingles Replace Kitchen cabinets	1460 1460	20 units 20 units	32,000 56,000				
	Reserve Deposit	1501		126,283				
	Capitalized Interest	1501		52,742				
	GRAND TOTAL			2,856,525				

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

enentation Schedule for Capital Fund Financing Program

CA-035 HOUSING AUTHORITY OF THE CITY OF SAN BUENAVENTURA

Federal FFY of Grants
CAPITAL FUND BORROWING

ent Number IA-Wide vities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target D
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	7/15/2011		7/15/2013		
	7/15/2011		7/15/2013		
	7/15/2011		7/15/2013		
	7/15/2011		7/15/2013		
	7/15/2011		7/15/2013		
	7/15/2011		7/15/2013		
	7/15/2011		7/15/2013		
	7/15/2011		7/15/2013		
	7/15/2011		7/15/2013		
	7/15/2011		7/15/2013		
	7/15/2011		7/15/2013		
	7/15/2011		7/15/2013		
	7/15/2011		7/15/2013		
	7/15/2011		7/15/2013		

[1] Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9 of the U.S. Housing Act of 1937, as amended.

Part I: Summary

PHA Name/Number Housing Authority of the City of San Buenaventura -- CA16P035			Locality (City/County & State) Ventura/Ventura, CA		☒**Original 5-Year Plan** ☐**Revision No:**	
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 2010 FFY _____2010_____	Work Statement for Year 3 2011 FFY _____2011_____	Work Statement for Year 4 2012 FFY _____2012_____	Work Statement for Year 5 2013 FFY _____2013_____
B.	Physical Improvements Subtotal	Annual Statement	537,000	537,000	537,000	537,000
C.	Management Improvements		150,000	150,000	150,000	150,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		150,000	150,000	150,000	150,000
F.	Other -- *Fees and Costs*		100,000	100,000	100,000	100,000
G.	Operations		300,000	300,000	300,000	300,000
H.	Demolition					
I.	Development		60,000	60,000	60,000	60,000
J.	Capital Fund Financing – Debt Service		253,000	253,000	253,000	253,000
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		1,500,000	1,500,000	1,500,000	1,500,000

Part I: Summary (Continuation)

PHA Name/Number			Locality (City/county & State)		☒**Original 5-Year Plan** ☐**Revision No:**	
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 2010 FFY ____2010_____	Work Statement for Year 3 2011 FFY ____2011_____	Work Statement for Year 4 2012 FFY _____2012_____	Work Statement for Year 5 2013 FFY ___2013_____
	HA Wide	Annual Statement	1,008,000	1,008,000	1,008,000	1,008,000
	CA16P035-001 & 002					50,000
	CA16P035-003			32,000		150,000
	CA16P035-006		105,000	85,000	200,000	50,000
	CA16P035-009		35,000	50,000	50,000	77,000
	CA16P035-010		40,000			
	CA16P035-013		77,000	50,000	50,000	35,000
	CA16P035-014		75,000		67,000	
	CA16P035-015		75,000			30,000
	CA16P035-016			75,000		50,000
	CA16P035-017			100,000	50,000	
	CA16P035-018			50,000		
	CA16P035-020				75,000	

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY _____	Work Statement for Year __2010_____ FFY _____			Work Statement for Year: _____2011_____ FFY _____		
	Development Number/Name	General Description of Major Work Categories	Estimated Cost	Development Number/Name	General Description of Major Work Categories	Estimated Cost
See	CA16P035-006	Flooring upgrades (BV Sr. and Family units)	30,000	CA16P035-003	Install dryer vents	32,000
Annual	CA16P035-006	Bathroom renovation – family units (BV & Cambria)	75,000	CA16P035-006	Paint and Waterproof (BV Sr. & Family)	50,000
Statement	CA16P035-009	Exterior plumbing line replacement	35,000	CA16P035-006	Cambria exterior stair renovation (upgrade landing, treads, & landing)	35,000
	CA16P035-010	Santa Clara Carport Replacement	40,000	CA16P035-009	Kitchen remodel	50,000
	CA16P035-013	Replace lifting patio slabs/sidewalks, tree and root pruning	35,000	CA16P035-013	Kitchen remodel	50,000
	CA16P035-013	Elevator Door Upgrade	35,000	CA16P035-016	Kitchen remodel	75,000
	CA16P035-013	Water heater replacement	42,000	CA16P035-017	Kitchen remodel	50,000
	CA16P035-014	Kitchen remodel	75,000	CA16P035-017	Interior flooring upgrade	50,000
	CA16P035-015	Kitchen remodel	75,000	CA16P035-018	Kitchen remodel	50,000
	HA wide	CFFP Bond/Loan Pymt	253,000	HA wide	CFFP Bond/Loan Pymt	253,000
	HA wide	Replace stoves/refrig/range hoods/water heaters	10,000	HA wide	Replace stoves/refrig/range hoods/water heaters	10,000
	HA wide	Replace locks	10,000	HA wide	Replace locks	10,000
	HA wide	Sewer line repairs	25,000	HA wide	Sewer line repairs	25,000
	HA wide	New development/relocation	60,000	HA wide	New development/relocation	60,000
	HA wide	Operations	300,000	HA wide	Operations	300,000
	HA wide	Admin/Mgt Imp/Arch	400,000	HA wide	Admin/Mgt Imp/Arch	400,000
	Subtotal of Estimated Cost		$1,500,000	Subtotal of Estimated Cost		$1,500,000

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY _____	Work Statement for Year __2012_____ FFY _____			Work Statement for Year: ___2013_____ FFY _____		
	Development Number/Name	General Description of Major Work Categories	Estimated Cost	Development Number/Name	General Description of Major Work Categories	Estimated Cost
See				CA16P035-001&002	Install indiv. water meters	50,000
Annual	CA16P035-006	Kitchen remodel (BV Family)	50,000	CA16P035-003	Flooring upgrades in units and community space	50,000
Statement	CA16P035-006	BV Sr. Interior Renovation project – new unit front doors, comm. flooring upgrades and painting	75,000	CA16P035-003	Elevator Upgrades	100,000
	CA16P035-006	Unit modernization – 8806 N. Bank Drive	75,000	CA16P035-006	Air Duct Cleaning (BV Sr.)	15,000
	CA16P035-009	Upgrade water heaters and gas furnaces	50,000	CA16P035-006	Shower upgrade (Cambria)	35,000
	CA16P035-013	Bathroom renovation	50,000	CA16P035-009	Paint & waterproof	77,000
	CA16P035-014	Exterior drainage renovation	67,000	CA16P035-013	Flooring upgrades	35,000
	CA16P035-020	Basketball court upgrades	75,000	CA16P035-015	Replace wall heaters	30,000
				CA16P035-016	Elevator Upgrades	50,000
	HA wide	CFFP Bond/Loan Pymt	253,000	HA wide	CFFP Bond/Loan Pymt	253,000
	HA wide	Replace stoves/refrig/range hoods/water heaters	10,000	HA wide	Replace stoves/refrig/range hoods/water heaters	10,000
	HA wide	Replace locks	10,000	HA wide	Replace locks	10,000
	HA wide	Sewer line repairs	25,000	HA wide	Sewer line repairs	25,000
	HA wide	New development/relocation	60,000	HA wide	New development/relocation	60,000
	HA wide	Operations	300,000	HA wide	Operations	300,000
	HA wide	Admin/Mgt Imp/Arch	400,000	HA wide	Admin/Mgt Imp/Arch	400,000
	Subtotal of Estimated Cost		$1,500,000	Subtotal of Estimated Cost		$1,500,000