

1.0	PHA Information PHA Name: <u>Area Housing Authority of the County of Ventura</u> PHA Code: <u>CA092</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2009</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>355</u> Number of HCV units: <u>2,532</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> 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 Area Housing Authority of the County of Ventura (AHA) shall be a leader in providing opportunities and assistance to people in need of affordable housing through development, acquisitions, and partnerships.				
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 and 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.				

A. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation.

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

- PHA Goal: Expand the supply of assisted housing**
Objectives:
 - Secure additional rental vouchers when funding becomes available.
 - Reduce Public Housing vacancies by maintaining goal of 98 percent occupancy (i.e., vacancy of 2 percent or less).
 - Leverage private or other public funds to create additional housing opportunities:
 - Continue collaboration with all jurisdictional areas to develop strategies to address the extreme shortage of affordable housing throughout Ventura County.
 - Apply for tax-credit allocations as appropriate.
 - Endeavor to acquire units for conversion to homeownership during the next five years.
 - Acquire or build units or developments

- PHA Goal: Improve the quality of assisted housing and provide a safe, secure and improved living environment.**
Objectives:
 - Improve Public Housing management: (PHAS score) 97 High Performer
 - Maintain voucher management: (SEMAP score) 150 points (out of 145) – High Rating
 - Renovate or modernize Public Housing units.

- PHA Goal: Increase assisted housing choices.**
Objectives:
 - Provide voucher mobility counseling: Continue to maintain lists of available housing in all neighborhoods within the AHA's jurisdiction to ensure greater mobility and housing choices.
 - Conduct outreach efforts to potential voucher landlords.
 - Increase voucher payment standards:
 - Continue pro-active position on applying for and maintaining exemption rents.
 - Implement voucher homeownership program:
 - Homeownership Program policy and requirements are detailed in the AHA's Administrative Plan for the Section 8 Housing Choice Voucher Program.

- Implement Public Housing site-based waiting lists:
 - Continue community-wide waiting list in which applicants may designate the development(s) in which they seek to reside (i.e., a site-based waiting list).
- Convert Public Housing to vouchers:
 - Explore the conversion of Public Housing developments to tenant-based (voucher) assistance.
 - Conduct conversion assessment for each property in accordance with HUD requirements.

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

- PHA Goal: Provide an improved living environment.**
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income Public Housing households into lower income developments:
 - Conduct annual analysis of tenant incomes as identified in the AHA’s Public Housing Admissions and Continued Occupancy Policy (PH ACOP) to assist in deconcentration efforts.
 - Offer incentives for higher income families as identified in PH ACOP.
 - Implement measures to promote income mixing in Public Housing by assuring access for lower income families into higher income developments:
 - Conduct annual analysis of tenant incomes as identified in PH ACOP to assist in deconcentration efforts.
 - Retain provision as identified in PH ACOP to allow skipping of a family on the waiting list specifically to reach another family with a lower or higher income. Such skipping will be uniformly applied until the target threshold is met.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households.**
Objectives:
 - Increase the number and percentage of employed persons in assisted families.
 - Provide or attract supportive services to improve assistance recipients’ employability.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)
 - Administer funding to provide supportive services and wellness programs for independent living for the elderly and disabled.
 - Continue support for AHA’s Resident Council to increase membership and level of participation.

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing.**
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Follow equal opportunity and equal treatment policies as defined in the PH ACOP and Section 8 Administrative Plan.
 - 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:
 - Follow equal opportunity and equal treatment policies as defined in the PH ACOP and Section 8 Administrative Plan.
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Continue to ensure that “accessible units” are identified to applicants and that no non-mobility impaired families are offered an accessible unit until all eligible mobility-impaired applicants have been considered in accordance with established Public Housing program policies.

Other PHA Goals and Objectives: (list below)

- PHA Goal: Preserve existing housing.**
Objectives:
 - Partner with local jurisdictions to increase opportunities for housing preservation efforts:
 - Continue collaboration with all jurisdictional areas to maintain and improve the existing housing stock in the county.
 - Participate in jurisdictional programs to assist non-profit groups in securing local and other sources of funds for the acquisition and rehabilitation of single family and multi-family structures for affordable housing.
 - Identify opportunities to acquire properties/complexes that may be converted to market rate rentals (Section 202).
 - Maintain the AHA’s real estate in a decent condition.
- PHA Goal: Enhance the marketability and perception of both Public Housing and the AHA.**
Objectives:
 - Improve the “image” of Public Housing in the local communities and achieve a high level of customer satisfaction to ensure the highest score possible in this PHAS rating element:
 - Continue implementation and improvement of preventative maintenance plan.
 - Continue to maintain a response time of less than 24 hours for emergency work orders.
 - Continue to remove graffiti and other defacement within 24 hours of discovery/report.
- PHA Goal: Manage the Section 8 tenant-based assistance program in an effective and efficient manner to qualify as at least a standard performer under the SEMAP reporting system.**
Objectives:
 - Maximize lease-up of Section 8 Vouchers to produce maximum administrative fees:
 - Improve and sustain the utilization rate for tenant-based assistance.

PHA Goal: Manage the Public Housing program in an effective and efficient manner to qualify as at least a standard performer.

Objectives:

- Retain continued status as high performer.
- Endeavor to sustain an occupancy rate of at least 98 percent for the next five years.

PHA Goal: Implement procedures to enhance ability to serve clients.

Objectives:

- Establish database/statistical analysis for jurisdictional demographics to better reflect population to be served.
- Minimize the effect of natural or other types of disasters on AHA responsiveness:

B. PHA Progress in Meeting Mission & Goals Described in Five-Year Plan, FY2005-09

The following provides a statement of the progress against goals and objectives identified in the PHA's 5-Year Plan for Fiscal Years 2005 to 2009.

- The AHA successfully completed rehabilitation of *SummerWind* (formerly "The Palm") where a dedication ceremony was held. The Piru, CA property had been a former motel which was illegally converted by a previous owner, and substantial renovations were required to bring the property up to code. Consisting of thirteen units plus a 3-bedroom house, *SummerWind* is now a fully-occupied family development.
- The AHA has completed construction of *Meadowbrook*, a beautiful thirteen-unit family development in Camarillo, CA. The development is comprised of six 2-bedroom and seven 3-bedroom units, fully occupied.
- The AHA successfully completed rehabilitation of *Mira Vista Village*, the 305-unit senior development in Camarillo, CA. The showcase property is very close to full occupancy.
- Development progresses on a future multi-family project in Moorpark, CA, known as *Charles Street*. The City of Moorpark is working hand-in-hand with the AHA to ensure this project will meet the City's needs.
- Plans are underway for a family development in Thousand Oaks, CA, on the AHA's *Los Feliz Drive* property. Conceptual designs are being worked on for construction of as many as 60 units in the future, with the City of Thousand Oaks working with the AHA to address pre-development funding needs.
- The AHA's Resident Services Department was instrumental in arranging for the observance and celebration of *National Night Out*, an annual campaign involving AHA tenants, law enforcement agencies, neighborhood organizations and local officials. This unique crime/drug prevention event helps to strengthen neighborhood spirit and police-community partnerships and is an effective, inexpensive and enjoyable way in which to promote spirit and police-community partnerships in the fight for greater safety. Celebratory events were held and AHA staff assisted in translation of information as well as distribution of flyers to residents within the AHA's jurisdiction.
- The AHA continues to research the availability of land in its jurisdictions suitable for development, or acquisition of affordable housing.
- The AHA has completed and submitted ROSS grant applications for funds which will be used to establish or enhance services for its residents.
- The Housing Authority has experienced ongoing implementation of structural modifications/upgrades, management improvements, and maintenance of Public Housing developments through the Capital Fund program.
- To further serve its communities and families, the AHA continues to promote its Section 8 Homeownership Program within jurisdictional areas. Selected families are offered the opportunity to convert their Section 8 tenant-based rental assistance into homeownership. To accomplish that goal, the Housing Authority partners with Cabrillo Economic Development Corporation (CEDC) to provide Section 8 homeownership counseling, training, and financial assistance.
- Where feasible, the AHA continues to seek additional project-based units.
- The AHA's Resident Services Department continues to work by partnering residents with local facilities and agencies, to assist them in developing successful life management skills. In conjunction with Ventura County social services agencies and the community at large, the Resident Services Department provides access and information on employment, adult education and tutoring, parenting skills, wellness programs, health screening, drug abuse treatment and rehabilitation, adult and child protective services, child care, food banks, safety and anti-fraud presentations.
- Families currently participating in the Housing Choice Voucher Program are eligible for the Family Self-Sufficiency (FSS) Program. This provides additional resources to help families develop realistic and obtainable goals, along with support and encouragement to reach those goals and become self-sufficient and independent of welfare.
- To promote positive public relations for the AHA and enhance program awareness, public presentations are made by the Executive Director and the Community Relations Coordinator on affordable housing issues.
- AHA directors and managers continue to be actively involved with community issues and participate in affordable housing planning.
- The Resident Services Department has embarked upon a more aggressive program to have more face-to-face contacts with Public Housing residents through the Resident Council.
- The Resident Services Department works with the Ventura Unified School District and the Superintendent of Schools Office to provide a summer lunch program and operate an after-school program which consists of tutoring, recreation, leadership meetings, and other activities.
- Despite funding and regulation obstacles, the AHA adapted to changes and continued to address issues needed to attain its own goals in one of the highest-cost counties in the state.
- The business succession/recovery plan continues to be refined and revised to ensure continued smooth AHA operation in the event of personal tragedies or disasters. Ongoing efforts include agency policies and procedures for all key positions, including a Business Disaster Recovery Plan and Organization Directives and Emergency Procedure Plan for each department.

PHA Plan Update

- (A) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission.
- (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.

A. Revised PHA Plan Elements

Plan elements that have been revised by the PHA since its last Annual Plan submission:

- Strategic goal revised to reflect goal of increasing the number and percentage of employed persons in assisted families
- Capital Fund Program Annual Statement updated
- Capital Fund Program Five-Year Action Plan updated

B. Public Access to Information

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

Display Locations for PHA Plans and Supporting Documents:

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

- Main administrative office of the PHA
- PHA website

PHA Plan Elements (24 CFR 903.7)

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.

AHA Policies for Public Housing:

- The AHA verifies eligibility for admission to Public Housing when the family reaches the top of the waiting list, at which time a full application is completed. Final determination of eligibility for admission occurs and the AHA ensures that verification of all HUD and AHA eligibility factors is current in order to determine the family's eligibility for an offer of a suitable unit.
- Screening factors used by the AHA to establish eligibility for admission to Public Housing: criminal or drug-related activity, rental history, credit history, eviction history, living or housekeeping habits at prior residences, history of repeated acts of violence, history of threatening behavior, history of alcohol or substance abuse, sex offender registration requirement, and/or conviction for manufacture of methamphetamine on the premises of federally assisted housing. Local law enforcement agencies are consulted.
- The AHA maintains a community-wide waiting list, within that list applicants may designate the development(s) in which they seek to reside.
- Applicants may apply for admission to Public Housing at the AHA's main office.
- Applicants are ordinarily given three or more vacant unit choices before they fall to the bottom, or are removed from, the waiting list.
- The AHA plans to exceed federal targeting requirements by targeting more than 40% of all new admissions to Public Housing to families at or below 30% of median area income.
- In the following circumstances, transfers take precedence over new admissions: emergencies, over-housed, under-housed, medical justification, and/or administrative reasons determined by the AHA such as permit modernization work.
- The AHA has an established list of preferences for admission, in the following order: resident, veteran/active serviceperson; these preferences will be prioritized according to date and time of submission.

AHA Policies for HCV:

- The AHA verifies eligibility for admission to the Section 8 Housing Choice Voucher program when the family reaches the top of the waiting list, at which time a full application is completed. Final determination of eligibility for admission occurs and the AHA ensures that verification of all HUD and AHA eligibility factors is current.
- Screening factors used by the AHA to establish eligibility for admission to HCV: criminal or drug-related activity, rental history, credit history, eviction history, history of alcohol or substance abuse, sex offender registration requirement, and/or conviction for manufacture of methamphetamine on the premises of federally assisted housing. Input is sought from local law enforcement agencies.
- Interested persons may apply for admission to the Section 8 waiting list at the AHA's main office, when the wait list is open. In accordance with QHWRA, the AHA will admit families whose income does not exceed 50% of AMI and families whose income does not exceed 80% of the AMI, but only to the extent that the allowable 25% maximum is not exceeded.
- The AHA has an established list of preferences for admission, in the following order: elderly, resident, disability, veteran/active serviceperson, others including involuntarily displaced (includes victims of domestic violence or hate crimes, and witness protection) and substandard housing (includes homeless); these preferences will be prioritized according to date and time of submission.
- The AHA has a dedicated call-in phone extension, a toll free number, for Section 8 applicants to leave messages when requesting information about their position on the waiting list.

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2. Financial Resources.

The AHA anticipates the following financial resources to be available for the support of Federal Public Housing and HCV programs administered by the AHA: Public Housing Operating Fund, Public Housing Capital Fund, Public Housing Dwelling Rental Income, Annual Contributions for Section 8 Tenant-Based Assistance.

3. Rent Determination.

AHA Rent Determination Policies for Public Housing:

- The AHA does not employ any discretionary rent-setting policies for income-based rent in Public Housing, and has not adopted discretionary minimum rent hardship exemption policies.
- Minimum Public Housing rent: \$26-\$50.
- The AHA uses the following discretionary deductions and/or exclusions policies: income of a member of the family previously unemployed for one or more years, income of a member of the family during participation in any economic self-sufficiency or job training program, income of a member of the family who was assisted under any State program such as CalWORKS within 6 months.
- The AHA has no ceiling rents in place.
- For purposes of rent re-determination, all changes in family composition must be reported within 10 calendar days. Members of the family residing in the unit must be approved by the AHA.

AHA Rent Determination Policies for HCV Housing:

- The AHA currently uses the payment standard of 100% of FMR. Payment standards are re-evaluated annually.
- In determining adequacy of its payment standard, the AHA considers the success rates of assisted families, rent burdens of assisted families, and Section 8 funding of per-unit cost.
- Minimum HCV rent: \$26-\$50.
- The AHA has adopted no discretionary minimum rent hardship exemption policies.

4. Operation and Management.

Statement of rules, standards, and policies which govern maintenance of housing owned, assisted, or operated by the AHA:

- The AHA maintains dwelling units and the project in decent, safe and sanitary condition and makes necessary repairs within a reasonable time frame.
- The AHA inspects each dwelling unit prior to move-in, at move-out, and annually during occupancy.
- A supervisor or other qualified person conducts quality control inspections of a sample of unit to ensure each inspector is conducting accurate and complete inspections and there is consistency in application of HQS.
- If damages have been caused by a household member or guest, the family can be charged for reasonable cost of repairs. The AHA may also determine it necessary to take lease enforcement action against the family, if appropriate.
- Residents whose housekeeping habits pose a non-emergency health or safety risk, encourage insect or rodent infestation, purposely disengage the unit's smoke detector, or cause damage to the unit are in violation of the lease. In such a case, the AHA provides proper notice of lease violation.
- When applicable, families are charged for maintenance and/or damages according to the AHA's current schedule. Work that is not covered in this schedule is charged based on actual cost of labor and materials to make needed repairs.

5. Grievance Procedures.

Grievance, informal hearing, and review procedures which the AHA makes available to residents and applicants:

- In the case of a decision which may have a negative impact on an applicant family, it is the right of the complainant to appeal the decision and request an informal hearing before a hearing panel.
- Housing Authority Grievance Procedures detail the manner in which this hearing is arranged and conducted.
- Said Grievance Procedures are incorporated by reference in the tenant lease and a copy is provided the tenant.
- Following a hearing panel decision which favors the AHA or project management, the complainant may request an appeal.
- Once the decision is upheld and determination made to evict the resident, written notice must be provided which states that appropriate legal action (depending on California law) may be brought forward and details of the process.

6. Designated Housing for Elderly and Disabled Families.

Public Housing projects owned and operated by the AHA which are currently designated for occupancy by elderly or disabled:

- Florence Janss Apartments, Thousand Oaks, CA (CA16P092005); 3/31/1983; 64 senior and disabled units – waiting list active.
- Tafoya Terrace Apartments, Moorpark, CA (CA16P092010); 1/31/1986; 30 senior and disabled units – waiting list active.
- Whispering Oaks, Ojai, CA (CA16P092003); 4/30/1981; 101 senior and disabled units – waiting list active.
- No new designations.

7. Community Service and Self-Sufficiency.

Services and amenities for Public Housing assisted families:

- Adult residents contribute 8 hours per month of community service or can participate in economic self-sufficiency program.
- After-School programs for youth are held at several sites.
- Nutrition classes are held to educate seniors of the importance of a healthy, balanced diet.
- Free screening clinics are offered for early diagnosis of potential health problems.
- *National Night Out* is observed annually to provide interaction between residents, law enforcement, and other agencies.
- Local service providers make presentations to residents.
- During the summer months, the Lunch Program serves lunches to resident children.
- Transportation is available to local agencies and doctors' appointments.
- Local agencies offer informative presentations on senior issues.

8. Safety and Crime Prevention.

The Housing Authority's plan for safety and crime prevention to ensure the safety of Public Housing residents:

- Families must meet eligibility criteria. Denial of admission may be based on certain types of current or past behaviors of family members, in an effort to address resident safety and crime prevention.
- Admission can be denied any applicant who has engaged in certain criminal activity or if the Housing Authority has reasonable cause to believe a household member's current use or pattern of use of illegal drugs may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents. The AHA may obtain information from drug abuse treatment facilities if deemed appropriate.
- Any member of the household who has been evicted from federally-assisted housing in the last 3 years for drug-related criminal activity can be denied admittance, according to Housing Authority policy; likewise any family with a pattern of disturbing neighbors, destroying property, or undesirable housekeeping standards.
- The Housing Authority may obtain police and court records within the past five years to screen applicants for admission to its Public Housing program and check for any evidence of disturbance of neighbors or destruction of property that might have resulted in arrest or conviction
- The AHA participates in *National Night Out*, a unique crime/drug prevention event which helps to strengthen neighborhood spirit and police-community partnerships in an enjoyable way, promoting police-community partnerships in the fight for greater safety.
- AHA's Resident Services department partners with local law enforcement to arrange safety and anti-fraud presentations to residents, in order to ensure awareness and crime prevention.

9. Pets.

Rules (non-inclusive) adopted by the AHA on keeping of pets:

- The Housing Authority has a pet policy in place with regard to both assistance animals and pets for all developments.
- Residents must ensure that animals do not pose a direct threat to the health of safety of others, or cause substantial physical damage to the development, dwelling unit, or property of other residents.
- Pets must be registered with the AHA before they are brought onto the premises, and pets will not be approved to reside in a unit until there has been completion of the registration requirements detailed in its pet policy and applicable house rules. Said policy defines reasonable requirements including limitations and/or prohibitions.
- Residents who have been approved to have a pet must enter into a pet agreement.
- The AHA has designated pet and no-pet areas. Pets must be maintained within the resident's unit. When outside the unit, dogs and cats must be kept on a leash or carried and under control of the resident at all times.
- Standards of care and cleanliness must be met and tenants who own or keep pets in their units may be required to pay a refundable pet deposit, in addition to any other financial obligation.

10. Civil Rights Certification.

- The AHA complies fully with all federal, state, and local nondiscrimination laws, and with rules and regulations governing fair housing and equal opportunity in housing and employment, including: Title VI of the Civil Rights Act of 1964, Title VII of the Civil Rights Act of 1968, Executive Order 11063, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, Title II of the Americans with Disabilities Act, Violence Against Women Reauthorization Act of 2005, and any applicable state or local laws protecting individual rights of tenants, applicants, or staff.
- The AHA does not discriminate because of race, color, sex, religion, familial status, age, disability, or national origin.
- The Housing Authority does not discriminate on the basis of marital status or sexual orientation.
- The AHA takes steps to ensure that families are fully aware of all applicable civil rights laws.
- As part of the Public Housing orientation process, the AHA provides information to applicants about civil rights requirements.

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11. Fiscal Year Audit.

The most recent fiscal year audit for the Area Housing Authority of the County of Ventura was performed by Mayer Hoffman McCann P.C., an independent CPA firm [2301 Dupont Drive, Suite 200, Irvine, CA 92612]. The following was taken from their letter to the Authority, dated February 17, 2009:

"[To] Board of Commissioners, Area Housing Authority of the County of Ventura, Newbury Park, California:

We have audited the accompanying financial statements of each major fund and the aggregate remaining fund information of the Area Housing Authority of the County of Ventura (Authority) as of and for the year ended June 30, 2008, which collectively comprise the Authority's basic financial statements, as listed in the table of contents. These financial statements are the responsibility of the management of the Authority. Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions. In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of each major fund and the aggregate remaining fund information of the Authority as of June 30, 2008, and the respective changes in financial position and cash flows of the Authority for the year then ended in conformity with accounting principles generally accepted in the United States of America. The information identified in the accompanying table of contents as management's discussion and analysis is not a required part of the basic financial statements but is supplemental information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion of it. Our audit was made for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. Except for the Schedules of Actual Modernization Cost Certificates, as listed in the table of contents, the accompanying supplemental data, is presented for purposes of additional analysis and is not a required part of the basic financial statements of the Authority. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole. In accordance with Government Auditing Standards, we have also issued our report dated February 17, 2009 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be considered in assessing the results of our audit. [signed Mayer Hoffman McCann P.C., Irvine, California, February 17, 2009.]

	<p>12. Asset Management. The AHA’s Site Managers and Maintenance Staff are well experienced in the daily operations and maintenance of the Public Housing properties. Move-out and move-in inspections of all units, including repairs, will be performed either by staff or an outside contractor as determined best. Inventory for repairs will be purchased on an as-needed basis, thus eliminating the need to store extra material. Staff will recommend property improvements including modernization and rehabilitation of sites. Some will be funded through the Capital Fund Program. Staff will coordinate the projects directly with outside contractors through completion of the job. Long term planning will be conducted by reviewing work orders for the year, as well as life expectancies of current building systems. A Physical Needs Assessment has been completed within the last two years to assist in possible future rehabilitation needs. There is no need for disposition of properties nor is this scheduled for the future. All properties will be maintained to the highest standard of decent, safe and sanitary housing.</p> <p>13. Violence Against Women Act (VAWA). <u>Activities or services relative to Housing Authority adherence to VAWA, for child or adult victims of domestic violence, dating violence, sexual assault or stalking:</u></p> <ul style="list-style-type: none"> • The Housing Authority adheres to fair housing practices, providing fair housing referral services to clients and residents as appropriate. • The AHA notifies HCV participants of their protections and rights under VAWA at the time of admission, as well as at the time of annual reexamination. This notice explains protections offered under the law and informs them of confidentiality requirements. It also provides participants with contact information of local victim advocacy groups, etc. • HCV applicants cannot be denied admission on the basis that the applicant is, or has been, a victim of domestic violence, dating violence, or stalking, so long as the applicant otherwise qualifies for assistance. • The AHA observes local preferences for Involuntarily Displaced (<u>includes victims of domestic violence</u>), Substandard Housing (includes homeless), Disabled, Veteran/Active serviceperson, CalWORKS Program Participant, Preference to Enable Assisted Living Housing, or Program Transferal Preference. • The AHA uses screening procedures to establish eligibility to program participation; screening factors which include criminal or drug-related activity, history of alcohol or substance abuse, and/or sex offender registration requirement; as part of its efforts to prevent tenant crime. • As a participant in <i>National Night Out</i>, the Housing Authority helps to strengthen neighborhood spirit and police-community partnerships. The annual event helps to promote resident feelings of well-being and reduce feelings of vulnerability to child or adult victims. • The Housing Authority informs property owners and managers about their screening and termination responsibilities as it relates to VAWA.
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>(a) Hope VI or Mixed Finance Modernization or Development. Not applicable - the PHA has received no HOPE VI revitalization grants.</p> <p>(b) Demolition and/or Disposition. Not applicable.</p> <p>(c) Conversion of Public Housing. The Housing Authority may explore the conversion of Public Housing developments to tenant-based (voucher) assistance, and if so, will conduct conversion assessment for each property in accordance with HUD requirements.</p> <p>(d) Homeownership. Not applicable.</p> <p>(e) Project-based Vouchers. The Area Housing Authority may 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.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> 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.</p>

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.

The following “housing needs” information was revised, as applicable, based on data in the most recent jurisdictional Consolidated Plans/Action Plans, and/or U.S. Census data [the Comprehensive Housing Affordability Strategy (“CHAS”)] dataset for:

- The City of Moorpark
- The City of Fillmore
- The City of Moorpark
- The City of Ojai
- The City of Simi Valley
- The City of Thousand Oaks
- The County of Ventura/Entitlement Area

Housing Needs of Families in the Jurisdiction (Camarillo) by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	764	5	5	N/A	N/A	4	N/A
Income >30% but <=50% of AMI	933	5	5	N/A	N/A	4	N/A
Income >50% but <80% of AMI	1,014	5	5	N/A	N/A	3	N/A
Elderly	1,185	5	5	N/A	N/A	3	N/A
Families with Disabilities	UNK			N/A	N/A		N/A
Race/Ethnicity	UNK			N/A	N/A		N/A
Race/Ethnicity	UNK			N/A	N/A		N/A

Housing Needs of Families in the Jurisdiction (Fillmore) by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	453	5	5	N/A	N/A	5	N/A
Income >30% but <=50% of AMI	373	5	5	N/A	N/A	5	N/A
Income >50% but <80% of AMI	300	5	5	N/A	N/A	3	N/A
Elderly	164	5	5	N/A	N/A	4	N/A
Families with Disabilities	UNK			N/A	N/A		N/A
White/non Hispanic	46%	N/A	N/A	N/A	N/A	N/A	N/A
White/Hispanic	67%	N/A	N/A	N/A	N/A	N/A	N/A
Other	3%	N/A	N/A	N/A	N/A	N/A	N/A

9.0

Housing Needs of Families in the Jurisdiction (Moorpark) by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	206	5	5	N/A	N/A	4	N/A
Income >30% but <=50% of AMI	260	5	5	N/A	N/A	4	N/A
Income >50% but <80% of AMI	345	5	5	N/A	N/A	3	N/A
Elderly	75	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	UNK			N/A	N/A		N/A
Race/Ethnicity	UNK			N/A	N/A		N/A

Housing Needs of Families in the Jurisdiction (Ojai) by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	368	5	5	N/A	N/A	5	N/A
Income >30% but <=50% of AMI	123	5	5	N/A	N/A	4	N/A
Income >50% but <80% of AMI	267	5	5	N/A	N/A	3	N/A
Elderly	358	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	UNK			N/A	N/A		N/A
Race/Ethnicity	UNK			N/A	N/A		N/A
Race/Ethnicity	UNK			N/A	N/A		N/A

Housing Needs of Families in the Jurisdiction (Simi Valley) by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	1,035	5	4	N/A	N/A	4	N/A
Income >30% but <=50% of AMI	839	5	4	N/A	N/A	4	N/A
Income >50% but <80% of AMI	387	5	4	N/A	N/A	3	N/A
Elderly	813	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	UNK	N/A	N/A	N/A	N/A		N/A
Race/Ethnicity	66%	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	27%	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	5%	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	2%	N/A	N/A	N/A	N/A	N/A	N/A

Housing Needs of Families in the Jurisdiction (Thousand Oaks) by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	1,234	5	5	N/A	N/A	4	N/A
Income >30% but <=50% of AMI	1,242	5	5	N/A	N/A	4	N/A
Income >50% but <80% of AMI	1,666	5	5	N/A	N/A	3	N/A
Elderly	1,576	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	UNK			N/A	N/A		N/A
Race/Ethnicity	UNK			N/A	N/A		N/A
Race/Ethnicity	UNK			N/A	N/A		N/A

Housing Needs of Families in the Jurisdiction (Unincorporated County) by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	1,748	5	5	N/A	N/A	5	N/A
Income >30% but <=50% of AMI	1,625	5	5	N/A	N/A	4	N/A
Income >50% but <80% of AMI	3,090	5	5	N/A	N/A	4	N/A
Elderly	760	N/A		N/A	N/A		N/A
Families with Disabilities	UNK			N/A	N/A		N/A
Race/Ethnicity	UNK			N/A	N/A		N/A
Race/Ethnicity	UNK			N/A	N/A		N/A

9.1	<p>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.</p> <p>The Area Housing Authority of the County of Ventura (AHA) will continue to maintain existing safe and decent affordable housing projects to maximize its availability to lower income residents. The AHA will leverage available resources to maximize the number of households served and provide incentives which will promote the inclusion of affordable housing units in all new residential developments. The AHA will encourage private development and investment in affordable housing units which can include homebuyer, existing homeowner rehabilitation, rental housing acquisition, rehabilitation and/or new construction. The AHA will strive to influence State and Federal legislation to increase funding for affordable housing maintenance and construction and will facilitate partnerships with organizations, developers and lenders to implement programs that preserve and add to the affordable housing inventory. The AHA is not only a property owner and a manager, but also a financial partner in the development of low income housing, striving to achieve goals in facilitating family and individual self-sufficiency and well-being.</p>
	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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:</p> <p>Despite funding and regulation obstacles, the Area Housing Authority of the County of Ventura (AHA) adapted to changes and continues to address issues needed to attain its own goals in one of the highest-cost counties in the State of California. AHA's goal continues to be expansion of the supply of decent, safe, and affordable housing, and will continue to leverage private or other public funds to create housing opportunities.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>
11.0	<p>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.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

8.1 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: CA016P092-50109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009
<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				
3	1408 Management Improvements	64,030.00			
4	1410 Administration	50,542.00			
5	1411 Audit	1,500.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	73,940.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	283,410.00			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	12,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	485,422.00			
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				

8.1 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: CA16P092-50109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
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	Central Office Cost Center	1410						
	Housing Assets Director	1410.02	LS	12,026.00				
	Accounting Tech Support		LS	18,309.00				
	Fringe Benefits HA Director	1410.09	LS	18,207.00				
	Sundry	1410.19	LS	2,000.00				
	Total 1410			50,542.00				

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

PHA Name: Area Housing Authority of the County of Ventura		Grant Type and Number Capital Fund Program Grant No: CA16P092-50109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009			
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	
CA092000003								
1PHA-WIDE	Operations	1406						
	Total 1406		LS					
PHA-WIDE	Management	1408						
	Resident Services Administration	1408.01	LS	6,320.00				
	Resident Services Activities Assistant	1408.01	LS	3,406.00				
	PHA Staff Training/Travel	1408.04	LS	816.00				
	Total 1408			10,542.00				
PHA-WIDE	Audit Fee	1411						
	CFP AMCC Audit Fee		LS	1,500.00				
	Total 1411			1,500.00				
PHA-WIDE	Fees and Costs	1430						
	Housing Assets Director	1430.12	LS	43,940.00				
	PHA-Wide A & E/Consulting Fees	1430.02	LS	30,000.00				
	Total 1430			73,940.00				
PHA-WIDE	Non-Dwelling Equipment	1475						
	Maintenance Tools		8	815.00				

8.1 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: CA16P092-50109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
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	
CA092000009								
PHA-WIDE	Non-Dwelling Equipment	1475						
	Maintenance Tools		6	670.00				
	Office Equipment		4	1,000.00				
	Total 1475			1,670.00				
PHA-WIDE	Contingency	1502						
	Total 1502							
	Total PHA-Wide			10,254.00				
CA16P092-009								
Roth Apartments	Site Improvements	1450						
	Dwelling Structures	1460						

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

PHA Name: Area Housing Authority of the County of Ventura		Grant Type and Number Capital Fund Program Grant No: CA16P092-50109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009			
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	
CA092000010								
5PHA-WIDE	Operations	1406						
	Total 1406		LS					
PHA-WIDE	Management	1408						
	Resident Services Administration	1408.01	LS	1,859.00				
	Resident Services Activities Assistant	1408.01	LS	1,002.00				
	PHA Staff Training/Travel	1408.04	LS	242.00				
	Total 1408			3,103.00				
PHA-WIDE	Audit Fee	1411						
	CFP AMCC Audit Fee		LS					
	Total 1411							
PHA-WIDE	Fees and Costs							
	Housing Assets Director	1430.12	LS					
	PHA-Wide A & E/Consulting Fees	1430.02	LS					
	Total 1430							
PHA-WIDE	Non-Dwelling Equipment	1475						
	Maintenance Tools		2	242.00				
	Office Equipment		4	1,000.00				

8.1 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: CA16P092-50109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
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	
CA092000010								
	Total 1475			1,242.00				
PHA-WIDE	Contingency	1502						
	Total 1502							
	Total PHA-Wide			4,345.00				
CA16P092-010								
Tafoya Terrace	Site Improvements	1450						
	Dwelling Structure	1460						

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

PHA Name: Area Housing Authority of the County of Ventura		Grant Type and Number Capital Fund Program Grant No: CA16P092-50109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009			
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	
CA092000015								
6PHA-WIDE	Operations	1406						
	Total 1406		LS					
PHA-WIDE	Management	1408						
	Resident Services Administration	1408.01	LS	5,019.00				
	Resident Services Activities Assistant	1408.01	LS	2,705.00				
	PHA Staff Training/Travel	1408.04	LS	654.00				
	Total 1408			8,378.00				
PHA-WIDE	Audit Fee	1411						
	CFP AMCC Audit Fee		LS					
	Total 1411							
PHA-WIDE	Fees and Costs	1430						
	Housing Assets Director	1430.12	LS					
	PHA-Wide A & E/Consulting Fees	1430.02	LS					
	Total 1430							
PHA-WIDE	Non-Dwelling Equipment	1475						
	Maintenance Tools		12	654.00				

8.1 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: CA16P092-50109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
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	
CA092000015								
	Office Equipment		30	1,000.00				
	Total 1475			1,654.00				
PHA-WIDE	Contingency	1502						
	Total 1502							
	Total PHA-Wide			10,032.00				
CA16P092-015								
Ellis Terrace	Site Improvements	1450						
	Dwelling Structures	1460						

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

PHA Name: Area Housing Authority of the County of Ventura		Grant Type and Number Capital Fund Program Grant No: CA16P092-50109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009			
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	
CA092000016								
7PHA-WIDE	Operations	1406						
	Total 1406		LS					
PHA-WIDE	Management	1408						
	Resident Services Administration	1408.01	LS	9,294.00				
	Resident Services Activities Assistant	1408.01	LS	5,014.00				
	PHA Staff Training/Travel	1408.04	LS	1,220.00				
	Total 1408			15,528.00				
PHA-WIDE	Audit Fee	1411						
	CFP AMCC Audit Fee		LS					
	Total 1411							
PHA-WIDE	Fees and Costs	1430						
	Housing Assets Director	1430.12	LS					
	PHA-Wide A & E/Consulting Fees	1430.02	LS					
	Total 1430							
PHA-WIDE	Non-Dwelling Equipment	1475						
	Maintenance Tools		3	1,224.00				

8.1 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: CA16P092-50109 Replacement Housing Factor No:				Federal FY of Grant: 2009
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	
Central Office Cost Center	6/30/2011			6/30/2013			
CA092000003							
Whispering Oaks	6/30/2011			6/30/2013			
CA092000005							
Florence Janss	6/30/2011			6/30/2013			
CA092000007							
Leggett Court	6/30/2011			6/30/2013			
CA092000009							
Roth Apartments	6/30/2011			6/30/2013			
CA092000010							
Tafoya Terrace	6/30/2011			6/30/2013			
CA092000015							
Ellis Terrace	6/30/2011			6/30/2013			
CA092000016							
Fiore Gardens	6/30/2011			6/30/2013			

8.2 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: 2010 PHA FY: 2011	Work Statement for Year 3 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 4 FFY Grant: 2012 PHA FY: 2013	Work Statement for Year 5 FFY Grant: 2013 PHA FY: 2014	
CA16P092-003 - Whispering Oaks	Annual Statement	207,493.00	181,020.00	219,100.00	221,673.00	
CA16P092-005 - Florence Janss		113,491.00	151,402.00	116,261.00	44,400.00	
CA16P092-007 - Leggett Court		116,981.00	54,400.00	72,739.00	54,700.00	
CA16P092-009 - Roth Apts		75,146.00	39,400.00	0.00	88,200.00	
CA16P092-010 - Tafoya Terrace		24,167.00	44,900.00	90,060.00	169,000.00	
CA16P092-015 - Ellis Terrace		79,137.00	36,880.00	38,696.00	38,750.00	
CA16P092-016 - Fiore Gardens		61,722.00	153,183.00	0.00	84,795.00	
CFP Funds Listed for 5-year planning		678,137.00	661,185.00	536,856.00	701,518.00	
Replacement Housing Factor Funds						

8.2 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: 2010 PHA FY: 2011			Activities for Year: 2 FFY Grant: 2010 PHA FY: 2011		
	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	46,000.00	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		Community Room Remodel	35,090.00
		Repair/replace patio trellis, Main Building	10,566.00		Subtotal	75,146.00
		Replace common area flooring	110,399.00	Tafoya Terrace CA16P092-010	Remove/replace 30 closet sliding doors	13,107.00
		Subtotal	207,493.00		Install 28 curved shower rods	2,660.00
					Re-surface bathtubs/showers	8,400.00
	Florence Janss Apartments CA16P092-005	Repair/re-surface 33 unit balconies	68,294.00		Subtotal	24,167.00
		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

8.2 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: 2010 PHA FY: 2011			Activities for Year: 2 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	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
		Replace garbage disposal	49,000.00			
		Subtotal	116,981.00			
	Total CFP Estimated Cost		678,137.00			

8.2 Capital Fund Program Five-Year Action Plan

Activities for Year : 3 FFY Grant: 2011 PHA FY: 2012			Activities for Year: 3 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 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 Common area flooring	45,300.00		Subtotal	44,900.00
	Replace garbage disposers	64,000.00	Ellis Terrace CA16P092-015	Driveway repair, speed bumps	\$9,880.00
	Subtotal	151,402.00		Replace garbage disposers	27,000.00
				Subtotal	36,880.00

8.2 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: 2011 PHA FY: 2012			Activities for Year: 3 FFY Grant: 2011 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Leggett Court CA16P092-007	Replace unit water heaters	49,000.00	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	54,400.00		Paint exterior buildings and trim	95,337.00
				Repair/replace common area benches	15,246.00
				Subtotal	153,183.00
Total CFP Estimated Cost		661,185.00			

8.2 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: 2012 PHA FY: 2013			Activities for Year: 4 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	Repair/replace fire sprinkler system main building	12,500.00	Leggett Court CA16P092-007	Rehab recreation space	26,663.00
	Interior common area repair/painting	22,600.00		Replace maintenance shop	46,076.00
	Repair/replace walkway lights	66,000.00		Subtotal	72,739.00
	Replace domestic water heaters.	67,000.00	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	219,100.00		Repair/replace patio cover	8,700.00
Florence Janss Apartments CA16P092-005	Install parcel boxes	2,500.00		Paint exterior building	10,000.00
	Repair/replace service entrance doors	20,000.00		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	Remodel office, laundry room, and maintenance shop	38,696.00
	Subtotal	116,261.00		Subtotal	38,696.00
Total CFP Estimated Cost		519,758.00			

8.2 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: 2013 PHA FY: 2014			Activities for Year: 5 FFY Grant: 2013 PHA FY: 2014		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Whispering Oaks CA16P092-003	Pedestrian access/sidewalk upgrades	58,000.00	Roth Apartments CA16P092-009	Replace unit water heaters	34,000.00
	Repair/replace patio trellis	63,000.00		Replace bedroom closet doors	27,200.00
				Replace common area lighting	27,000.00
				Subtotal	88,200.00
	Paint exterior wood	50,673.00	Ellis Terrace CA16P092-015	Replace appliances	32,150.00
	Repair fire sprinkler system bungalows	50,000.00		Upgrade fire alarm panel	6,600.00
	Subtotal	221,673.00		Subtotal	38,750.00
Florence Janss Apartments CA16P092-005	Replace locks, add ADA levers	21,000.00			
	Sidewalk repair/replacement	23,400.00	Tafoya Terrace CA16P092-010	Repair/replace wood trim	9,000.00
	Subtotal	44,400.00		Replace Elevator controller and fire alarm system	60,000.00
Leggett Court CA16P092-007	Replace mailboxes, install parcel box	5,700.00		Replace roof	100,000.00
	Replace slider doors w/dual glaze	49,000.00		Subtotal	169,000.00
	Subtotal	54,700.00			

8.2 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: 2013 PHA FY: 2014			Activities for Year: 5 FFY Grant: 2013 PHA FY: 2014		
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		701,518.00			

8.1 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 type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> X Performance and Evaluation Report for Period Ending: 12/31/08 <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	25,508.00			
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 Collateralization or Debt Service				
20	1502 Contingency	21,728.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	485,422.00			
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				

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/08)								
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		38,353.00		
	Resident Services Activities Assistant	1408.01	LS	20,677.00		20,677.00		
	PHA Staff Training/Travel	1408.04	LS	5,000.00				
	Total 1408			64,030.00		59,030.00		
PHA-WIDE	Administration	1410						
	Housing Assets Director	1410.02	LS	11,621.00		11,621.00		
	Accounting Tech Support		LS	16,860.00		19,860.00	502.74	
	Fringe Benefits	1410.09	LS	15,510.00		15,510.00		
	Sundry	1410.19	LS	2,000.00				
	Total 1410			45,991.00		43,991.00	502.74	
PHA-WIDE	Audit Fee	1411						
	CFP AMCC Audit Fee		LS	1,500.00				
	Total 1411			1,500.00				
PHA-Wide	Fees and Costs	1430						
	Housing Assets Director	1430.12	LS	39,665.00		39,665.00		

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/08)								
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 A & E/Consulting Fees	1430.02	LS	21,000.00		17,900.00	3,849.00	
	Total 1430			60,665.00		57,565.00		
PHA-WIDE	Non-Dwelling Equipment	1475						
	Maintenance Tools		12	5,000.00				
	Office Equipment		30	10,000.00				
	Total 1475			15,000.00				
PHA-WIDE	Contingency	1502		21,728.00				
	Total 1502			21,728.00				
	Total PHA-Wide			209,914.00		160,586.00	4,351.74	
CA16P092-003								
Whispering Oaks								
	Dwelling Structure	1460						
	Repair/Replace Elevator Door Operator System		1	17,560.00				
	Total 1460			17,560.00				
CA16P092-005								
Florence Janss								
	Dwelling Structure	1460						
	Repair/Replace Elevator Door Operator System and Controller		2	63,230.00				
	Total 1460			63,230.00				

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/08)								
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	
CA16P092-007								
Leggett Court	Site Improvements							
	Replace patio fencing	1450	994 LF	25,508.00				
	Total 1450			25,508.00				
CA16P092-009								
Roth Apartments	Dwelling Structures	1460						
	Replace Dwelling Structures Roofs		10,554 sf	130,000.00				
	Total 1460			130,000.00				
CA16P092-010								
Tafoya Terrace	Dwelling Structure	1460						
	Repair/Replace Elevator Door Operator System and Controller		1	23,010.00				
	Total 1460			23,010.00				
CA16P092-010								
Ellis Terrace	Dwelling Structure	1460						
	Repair/re-glaze tub enclosures		27	16,200.00				
	Total 1460			16,200.00				
	Total Improvements			275,508.00				

8.1 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)(12/31/08) 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	6/12/2010			6/12/2012			
Management							
Resident Services Administration	6/12/2010		10/31/08	6/12/2012			
Resident Services Activities Assistant	6/12/2010		10/31/08	6/12/2012			
PHA Staff Training/Travel	6/12/2010			6/12/2012			
Administration							
Housing Assets Director	6/12/2010		10/31/08	6/12/2012			
Accounting Tech Support	6/12/2010		10/31/08	6/12/2012			
Fringe Benefits	6/12/2010		10/31/08	6/12/2012			
Sundry	6/12/2010			6/12/2012			
Audit Fee							
CFP AMCC Audit Fee	6/12/2010			6/12/2012			
Fees and Costs							

8.1 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)(12/31/08) 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	
Housing Assets Director	6/12/2010		11/30/08	6/12/2012			
PHA-Wide A & E/Consulting Fees	6/12/2010		12/31/08	6/12/2012			
Non-Dwelling Equipment							
Maintenance Tools	6/12/2010			6/12/2012			
Office Equipment	6/12/2010			6/12/2012			
Contingency	6/12/2010			6/12/2012			
CA16P092-003 Whispering Oaks							
Repair/Replace Elevator	6/12/2010			6/12/2012			
CA16P092-005 Florence Janss							
Repair/Replace Elevator	6/12/2010			6/12/2012			
CA16P092-007 Leggett Court							
Replace Patio Fencing	6/12/2010			6/12/2012			

8.1 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: CA16P092-50107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/08 <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	47,807.58		35,766.00	19,103.79
4	1410 Administration	45,991.00		45,991.00	43,208.72
5	1411 Audit	1,200.00		1,200.00	1,200.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	129,924.00		62,632.00	62,632.00
8	1440 Site Acquisition				
9	1450 Site Improvement	211,231.00		172,924.88	172,924.88
10	1460 Dwelling Structures	13,530.42		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		3,748.19	3,748.19
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)	459,914.00		335,793.09	316,348.60
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				

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/08)								
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	11,063.36	
	Resident Services Activities Assistant	1408.01	LS	13,212.00		13,212.00	7,773.43	
	Resident Services Community Coordinator		LS	7,308.58				
	PHA Staff Training/Travel	1408.04	LS	5,000.00				
	Total 1408			47,807.58		35,766.00	19,103.79	
PHA-WIDE	Administration	1410						
	Housing Assets Director	1410.02	LS	11,640.44		11,640.44	10,516.13	
	Accounting Tech Support		LS	18,000.00		18,000.00	18,000.00	
	Fringe Benefits	1410.09	LS	15,328.00		15,328.00	13,670.03	
	Sundry	1410.19	LS	1,022.56		1,022.56	1,022.56	
	Total 1410			45,991.00		45,991.00	43,208.72	
PHA-WIDE	Audit Fee	1411						
	CFP AMCC Audit Fee		LS	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	68,529.00	67,291.40			

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/08)								
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	
	Housing Assets Director	1430.12	LS	40,395.00	40,695.00	40,695.00	40,695.00	
	PHA-Wide A & E/Consulting Fees	1430.02	LS	21,000.00	21,937.00	21,937.00	21,937.00	
	Total 1430			129,924.00	129,923.40	62,632.60	62,632.60	
PHA-WIDE	Non-Dwelling Equipment	1475						
	Maintenance Tools		12	3,230.00		3,748.09	3,748.09	
	Office Equipment		30	6,000.00				
	Total 1475			9,230.00		3,748.09	3,748.09	
PHA-WIDE	Contingency	1502						
	Total PHA-Wide			235,152.58		149,337.79	129,893.30	
CA16P092-003								
Whispering Oaks								
	Site Improvements	1450						
	Repair/Replace Asphalt Pavement		43,662 sf.	108,271.00	102,432.44	102,432.44	102,432.44	
	Total 1450			108,271.00	102,432.44	102,432.44	102,432.44	
	Repair/Replace Main Building Asphalt Roofing		850 sf.	13,530.42		13,530.42	13,530.42	
	Total 1460			13,530.42		13,530.42	13,530.42	
CA16P092-005								
Florence Janss								
	Site Improvements	1450						

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/08)								
Part II: Supporting Pages								
PHA Name: Area Housing Authority of the County of Ventura			Grant Type and Number Capital Fund Program Grant No: CA16P092-50107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Repair/Replace Asphalt Pavement		14,100 sf	10,370.00	17,055.44	17,055.44	17,055.44	
	Total 1450			10,370.00	17,055.44	17,055.44	17,055.44	
CA16P092-007								
Leggett Court								
	Site Improvements	1450						
	Repair/Replace Asphalt Pavement		26,566 sf	24,530.00	12,275.00	12,275.00	12,275.00	
	Total 1450			24,530.00	12,275.00	12,275.00	12,275.00	
CA16P092-009								
Roth Apartments								
	Site Improvements	1450						
	Repair/Replace Asphalt Pavement		15,554 sf	5,920.00	1,738.00	1,738.00	1,738.00	
	Total 1450			5,920.00	1,738.00	1,738.00	1,738.00	
CA16P092-010								
Tafoya Terrace								
	Site Improvements	1450						
	Repair/Re-stripe Concrete Parking Lot		9,100 sf	920.00	537.00	537.00	537.00	
	Total 1450			920.00	537.00	537.00	537.00	
CA16P092-015								
Ellis Terrace								
	Site Improvements	1450						
	Repair/Replace Asphalt Pavement		23,200 sf	18,610.00	20,642.00	20,642.00	20,642.00	

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) (12/31/08)								
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	
	Total 1450			18,610.00	20,642.00	20,642.00	20,642.00	
CA16P092-016								
Fiore Gardens								
	Site Improvements	1450						
	Repair/Replace Asphalt Pavement		44,000 sf	42,610.00	18,245.00	18,245.00	18,245.00	
	Total 1450			42,610.00	18,245.00	18,245.00	18,245.00	
	Total Improvements			224,761.42	186,455.30	186,455.30	186,455.30	
	Total CFP Program			459,914.00		335,793.09	316,348.60	

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

Annual Statement/Performance and Evaluation Report (12/31/08) 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		1/31/08				
PHA Staff Training/Travel	9/13/09			9/13/11			
Administration							
Housing Assets Director	9/13/09		1/31/08	9/13/11			
Accounting Tech Support	9/13/09		1/31/08	9/13/11		12/31/08	
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		12/31/08	

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

Annual Statement/Performance and Evaluation Report (12/31/08) 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		1/31/08	9/13/11		12/31/08	
PHA-Wide A & E/Consulting Fees	9/13/09		10/31/07	9/13/11		6/13/08	
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		1/17/08	9/13/11		6/13/08	
Repair/Replace Main Bldg. Roof	9/13/09		12/20/07	9/13/11		4/2/08	
CA16P092-005							
Florence Janss							

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

Annual Statement/Performance and Evaluation Report (12/31/08) 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	
Repair/Replace Asphalt Pavement	9/13/09		1/17/08	9/13/11		6/13/08	
CA16P092-007 Leggett Court							
Repair/Replace Asphalt Pavement	9/13/09		1/17/08	9/13/11		6/13/08	
CA16P092-009 Roth Apartments							
Repair/Replace Asphalt Pavement	9/13/09		1/17/08	9/13/11		6/13/08	
CA16P092-010 Tafoya Terrace							
Repair/Replace Asphalt Pavement	9/13/09		1/17/08	9/13/11		6/13/08	
CA16P092-015 Ellis Terrace							
Repair/Replace Asphalt Pavement	9/13/09		1/17/08	9/13/11		6/13/08	
CA16P092-016 Fiore Gardens							
Repair/Replace Asphalt Pavement	9/13/09		1/17/08	9/13/11		6/13/08	