

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
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1.0	PHA Information PHA Name: <u>IMPERIAL VALLEY HOUSING AUTHORITY</u> PHA Code: <u>CA143</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>07/01/2010</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>511</u> Number of HCV units: <u>1647</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	<p>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:</p> <p>The HOUSING AUTHORITY is committed to offering a wide range of housing opportunities to its program participants and the freedom to choose the program that best meets their needs. The HOUSING AUTHORITY is committed to maintaining a heterogeneous and integrated community and to meeting the needs of its residents. The dwelling units will be environmentally sound and energy efficient. The HOUSING AUTHORITY will give due attention to planning considerations such as population density, open space, education, employment goals and crime prevention, which will improve the quality of life of our participants. The HOUSING AUTHORITY will seek to compliment the private sector when providing housing for low-income families and the elderly. The HOUSING AUTHORITY is committed to achieving this housing at a minimum cost to the county and the cities. Full use of federal, state and private funding is to be utilized.</p>					
5.2	<p>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.</p> <ol style="list-style-type: none"> 1. Expand the supply of assisted housing Objectives: <ol style="list-style-type: none"> a. Apply for additional rental vouchers if a NOFA is available b. Reduce public housing vacancies c. Leverage Private or other public funds to create additional housing opportunities 2. Improve the quality of assisted housing Objectives: <ol style="list-style-type: none"> a. Improve public housing management: (PHAS score) b. Maintain voucher management: (SEMAP score) –Concentrate on efforts to improve specific management functions c. Increase customer satisfaction: Section 8 Landlords; residents 3. Increase assisted housing choices Objectives: <ol style="list-style-type: none"> a. Maintain voucher homeownership program 4. Provide an improved living environment <ol style="list-style-type: none"> a. Improve residents' life skills; coordinate with service agencies to provide clients with additional resources; 5. Promote self-sufficiency and asset development of families and individuals Objectives: <ol style="list-style-type: none"> a. Provide or attract supportive services to improve assistance recipients' employability by continuing the FSS program. b. Increase the number and percentage of employed persons in assisted families 					

PHA Plan Update

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

Adoption of the SECTION 3 POLICY
Adoption of the revised PROCUREMENT POLICY
Capital Fund 5 year plan – Added ARRA grants for Administrative Office and 72 unit complex ARRA Competitive Grant

Copies are contained within the PHA 5 Year/Annual Plan at the locations detailed below.

(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.

1401 D Street, Brawley, CA 92227
1690 West Adams Avenue, El Centro, CA 92243

6.0

PHA Plan Update 2010

IVHA did not make any changes to Rent, Preferences or Audits since previous submission

PHA Plan Elements

1. Located in Section 8 Administrative Plan and Public Housing ACOP
2. Financial Resources –
3. Rent determinations – Admin and ACOP
4. List all the policies we have in the book, personnel policy...
5. Copy of Grievance procedure
6. Designated Housing for the Elderly – non
7. Community Service and Self-Sufficiency – Admin and ACOP
8. Safety and Crime Prevention
 - El Centro – Police use Green Gables and Tierra del Sol – Community Rooms
 - Lease Compliance Specialist does regular random drive-bys through the complexes
 - Housing Managers work closely with police departments in the various cities
9. Pet policy – Copy in book
10. Civil Rights Certification
11. Audit
12. Asset Management -

Continued Below:

1. PHA POLICIES GOVERNING ELIGIBILITY, SELECTION, AND ADMISSIONS

A. Public Housing

(1) Eligibility

- a. IVHA verifies eligibility for admission to public housing when families are within 10 of being offered a unit.
- b. IVHA uses the following non-income (screening) factors to establish eligibility for admission to public housing:
 - Criminal or Drug-related activity
 - Rental history
 - Housekeeping

(2) Waiting List Organization

- a. IVHA uses Sub-jurisdictional lists to organize its public housing waiting list.
- c. Interested persons may apply for admission to public housing at the following locations:
 - PHA main administrative office
 - Satellite office
 - Mail

(3) Assignment

- a. Applicants are ordinarily given three (3) vacant unit choices before they are removed from the waiting list

(4) Admission Preferences

- a. Income targeting:
 - IVHA does not plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income.
- b. Transfer policies
 - Transfers will take precedence over new admissions in the following circumstances:
 - Reasonable Accommodation
 - Overhoused
 - Underhoused
 - Medical justification
 - Administrative reasons determined by the PHA
- c. Preferences
 - Displacement by Government Action
 - Veterans and veterans' families
 - Residents who live and/or work in the jurisdiction

(5) Occupancy

- a. Applicants and residents can use the following reference materials to obtain information about rules of occupancy of public housing?
 - The IVHA's s-resident lease
 - The IVHA's Admissions and Occupancy policy
- b. Residents must notify the IVHA of changes in family composition any time family composition changes.

B. SECTION 8

(1) Eligibility

- a. The extent of screening conducted by the IVHA is criminal or drug-related activity only to the extent required by law or regulation.
- b. IVHA may share the following kinds of information you share with prospective landlords:
 - Criminal or drug-related activity
 - Payment history
 - Care of previous unit

(2) Waiting List Organization

- a. Interested persons apply may for admission to the Housing Choice Voucher Program for assistance at the following offices:
 - PHA administrative office -- 1401 D Street, Brawley, CA
 - PHA satellite office -- 1690 Adams Avenue, El Centro, CA
 - Mail

(3) Search Time

- a. IVHA gives extensions on standard 60-day period to search for a unit, if participants document diligent search for housing or ADA special needs.

(4) Admission Preferences

- a. IVHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income.
- b. Preferences
 - Displacement by government action
 - Veterans and veterans' families
 - Residents who live and/or work in jurisdiction

(5) Special Purpose Section 8 Assistance Programs

- a. The policies governing eligibility, selection, and admissions to any special- purpose section 8 program administered by the PHA are contained in the following documents or other reference materials:
 - The Section 8 Administrative Plan
 - Briefing sessions and written materials
- b. IVHA announces the availability of any special-purpose section 8 programs to the public through published notices and contact local agencies and non-profits.

2. Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$ 974,818	
b) Public Housing Capital Fund	\$1,059,022	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$7,062,552	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CA16PI43501-05	334,301	
3. Public Housing Dwelling Rental Income		
	\$1,583,947	
4. Other income (list below)		
FSS Grant	\$ 59,352	
4. Non-federal sources (list below)		
Total resources	\$11,073,992	

IVHA Rent Determination Policies

A. PUBLIC HOUSING

(1) Income Based Rent Policies

- a. The IVHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions).
- b. **Minimum Rent**
\$50.00
The IVHA has not adopted any discretionary minimum hardship exemption policies.
- c. The IVHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income.
- d. There are no optional deductions and/or exclusions policies that IVHA plans to employ.
- e. There are no ceiling rents.
- f. **Rent re-determinations**
Between income reexaminations, tenants must report changes in income or family composition any time a family experiences an income increase above a threshold amount of \$200 or more per month.
- g. The PHA does not plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year.

(2) Flat Rents

In setting the market-based flat rents, IVHA used a percentage of the FMR to establish comparability.

B. SECTION 8 TENANT-BASED ASSISTANCE

(1) Payment Standards

- a. IVHA's payment standard is 90-95% of FMR.
- b. IVHA's payment standard is lower than FMR because FMRs are adequate to ensure success among assisted families in IVHA's segment of the FMR area. And the payment standards reflect the market.
- c. The payment standards are reevaluated annually for adequacy.
- d. IVHA will consider the following factors in its assessment of the adequacy of its payment standards:
 - Success rates of assisted families
 - Rent burdens of assisted families

(2) Minimum Rent

- a. IVHA minimum rent is \$50.
The PHA has not adopted any discretionary minimum rent hardship exemption policies.

4. Operations and Management

A. PHA MANAGEMENT STRUCTURE

Organizational chart is attached.

B. HUD PROGRAMS UNDER PHA MANAGEMENT

Public Housing	511	units
Section 8 Vouchers	1,577	units
Section 8 Mainstream	49	units
Multi-family-- Project Based Sect 8	105	units
USDA Farmworker	174	units
USDA Family	44	units
Tax Credits	56	units

C. MANAGEMENT AND MAINTENANCE POLICIES

(1) Public Housing Maintenance and Management:

Administrative Plan, Safety and Crime Prevention, Community Service, Self Sufficiency, Accounting Manual, Maintenance Policies, Pet Policy, Capitalization Policy, Vehicle Use Policy, Personnel Handbook, List remaining here

(2) Section 8 Management:

Administrative Plan, Capitalization Policy, Accounting Manual, Vehicle Use Policy, Personnel Handbook

5. PHA Grievance Procedures

A. PUBLIC HOUSING

- (1) The PHA has not established any written grievance procedures in addition to federal requirements.
- (2) The office residents or applicants should contact to initiate PHA grievance process are:

Main Administrative Office – 1401 D Street, Brawley, CA
 Satellite Office – 1690 West Adams Avenue, El Centro, CA

B. SECTION 8 TENANT-BASED ASSISTANCE

- (1) The PHA has not established any additional informal review procedures.
- (2) The offices applicants or assisted families should contact to initiate informal review and hearing processes are:

Main Administrative Office – 1401 D Street, Brawley, CA
 Satellite Office – 1690 West Adams Avenue, El Centro, CA

6. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

NOT APPLICABLE

7. PHA Community Service and Self-sufficiency Programs

A. SERVICES AND PROGRAMS OFFERED TO RESIDENTS AND PARTICIPANTS

General

- a. Self-Sufficiency Policies
 - Eligibility for HCV Homeownership participation
 - IDEA Grants for homeownership closings costs (Public Housing and Housing Choice Vouchers Participants)
 - Family Self Sufficiency Program – Public Housing
 - Family Self Sufficiency Program – Housing Choice Voucher
- b. Economic and Social self-sufficiency programs
 - 4-H Program
 - America Reads
 - ROSS grant
 - Employment Training
 - Tutoring in El Centro and Brawley
 - Section 3 employment list for contractors
 - VITA – Tax preparation
 - ESL classes – Valley Apartments

Family Self Sufficiency Program

Public Housing	0 required	30 participants
Section 8	8 required	44 participants

Welfare Benefit Reductions

IVHA will treat income changes resulting from welfare program requirements as follows:

- making appropriate changes to the IVHA's public housing rent determination policies and train staff to carry out those policies.
- Informing residents of new policy on admission and reexamination.
- Establish a protocol for exchange of information with appropriate TANF agency.

IVHA will comply with the requirements of the community service as follows:

IVHA will attempt to provide the broadest choice possible to residents as they choose community service activities.

IVHA's goal is to design a service program that gives residents viable opportunities to become involved in the community and to gain competencies and skills. IVHA will work with resident organizations and community organizations to design, implement, assess and recalibrate its community service program.

IVHA will make every effort to identify volunteer opportunities throughout the community, especially those in proximity to public housing developments. To the greatest extent possible, IVHA will provide names and contacts at agencies that can provide opportunities for residents, including persons with disabilities, to fulfill their community service obligations.

The PHA will provide in-house opportunities for volunteer work or self-sufficiency programs when possible.

8. PHA Safety and Crime Prevention Measures

A. Need for measures to ensure the safety of public housing residents

- (1) Describe the need for measures to ensure the safety of public housing residents
Residents fearful for their safety and/or the safety of their children
Observed lower-level crime, vandalism and/or graffiti
People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

- (1) List crime prevention activities the PHA has undertaken or plans to undertake
Crime prevention through environmental design

Activities targeted to at-risk youth, adults, or seniors
Lease Compliance Specialist tours our units sporadically to identify potential problem areas.

- (2) Which developments are most affected?

CA16P143015
CA16P143016
CA16P143018
CA16P143024
CA16P143027

C. COORDINATION BETWEEN PHA AND THE POLICE

- (1) Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities

provide crime data to housing authority staff for analysis and action. In El Centro police officers are using two of our sites as police substation to reports.

9. PET POLICY

Chapter 10 of IVHA's Admissions and Continued Occupancy Plan explains the IVHA's policies on the keeping of pets and any criteria or standards pertaining to the policies. The rules adopted are reasonably related to the legitimate interest of IVHA to provide a decent, safe and sanitary living environment for all tenants, and to protect and preserve the physical condition of the property, as well as the financial interest of the PHA.

The chapter is organized as follows:

Part I: Assistance Animals. This part explains the difference between assistance animals and pets and contains policies related to the designation of an assistance animal as well as their care and handling.

Part II: Pet policies for all developments. This part includes pet policies that are common to both elderly/disabled developments and general occupancy developments.

Part III: Pet deposits and fees for elderly/disabled developments. This part contains policies for pet deposits and fees that are applicable to elderly/disabled developments.

Part IV: Pet deposits and fees for general occupancy developments. This part contains policies for pet deposits and fees that are applicable to general occupancy developments.

c) Civil Rights Certification – Included in PHA Plan Certification

- d) Fiscal Audit – The Audit for Imperial Valley Housing Authority was completed for FYE 6/30/2009 and submitted to the Federal Clearinghouse. The submission to REAC has been delayed due to technical difficulties and was cited as a finding .**

e) PHA Asset Management –

IVHA is utilizing asset management project (AMP) based accounting; project based management to the extent specific housing managers; occupancy specialists and maintenance personnel are assigned to the AMPs; project performance; and Capital Planning. The Central Office Cost Center has not been fully implemented.

13. Violence Against Women Act (VAWA)

(a) 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:

1. IVHA refers clients to WomanHaven, Inc. (aka Center for Family Solutions) with which IVHA has several memorandums of understanding. The services and programs provided by WomanHaven include: shelters; transitional shelters; center against domestic violence; children's programs; mentor program; thrift store; outreach services; educational services; Campesina project; batterers' education program; youth violence prevention program; domestic violence resource center; young women's study group; young men at work; and anger management classes.
2. The Executive Director for IVHA has been on WomanHaven's board of Directors for several years and keeps staff informed about the programs available.

(b) 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:

1. IVHA has a preference for graduates of transitional housing.
2. IVHA is a member of the local Emergency Food and Shelter and serves as the fiscal agent for the program. This program provides resources for homeless and to prevent homelessness. The services available include food/food vouchers; rent and mortgage assistance; utility assistance and hotel vouchers. We refer our clients for these services on a regular basis.

(c) 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:

1. Annually provide the residents with brochure regarding their rights under VAWA.
2. Encourage victims to utilize the services provided by WomanHaven to get restraining orders against their batterer.

Resident Advisory Board Recommendations

The Resident Advisory Board met to discuss the PHA Plan with the IVHA Executive Director and the Community Services Coordinator. The meeting was held in English and Spanish. After reviewing the Plan, the Board had no additional comments.

A. Description of Election process for Residents on the PHA Board of Directors

- (1) The PHA is not exempt.
- (2) The resident who serves on the PHA Board was not elected by the residents.

B. Statement of Consistency with the Consolidated Plan

- (1) Consolidated Plan jurisdiction: State of California
- (2) The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan
- (3) The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:
The State of California's Department of Housing and Community Development (HCD) encourages the Imperial Valley Housing Authority to submit suggestions, improvements and additional objectives for consideration in the Consolidated Plan updates.

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>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, are not applicable to the Imperial Valley Housing Authority.</p> <p>Homeownership:</p> <p>Public Housing – No the PHA does not have any homeownership programs administered by IVHA under section 5(h).</p> <p>Section 8 Tenant Based Assistance</p> <p>IVHA Administers a Section 8 Homeownership Program</p> <p>Program Description:</p> <p>a. Size of program – IVHA will limit the size of the program to 51-100 participants</p> <p>b. PHA established eligibility criteria – Limited to Housing Choice Voucher participants who have been in the program for one year, are in good standing with the program and do not owe IVHA any money.</p> <p>c. IVHA currently has seven (7) participants with homeownership vouchers.</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> <p>Attachment</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> <p>Attachment</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><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.

9.0

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility		Loca-tion
Income <= 30% of AMI	1658	5	4	3	5		4
Income >30% but <=50% of AMI	1659	5	4	3	5		4
Income >50% but <80% of AMI	2194	5	4	3	5		4
Elderly		731					
Families with Disabilities		227					
Race/Ethnicity Hispanic		4693					
Race/Ethnicity Black		84					
Race/Ethnicity Asian		7					
Race/Ethnicity White		114					

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.**

Strategy for Addressing Needs

NEED: SHORTAGE OF AFFORDABLE HOUSING FOR ALL ELIGIBLE POPULATIONS

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

Employ effective maintenance and management policies to minimize the number of units off-line

Reduce turnover time for vacated public housing units

Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

Maintain or increase section 8 lease-up rates by marketing the Program to owners, particularly those outside of areas of minority and Poverty concentration

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

Apply for additional section 8 units should they become available

Pursue housing resources other than public housing or Section 8 tenant-based assistance.

NEED: SPECIFIC FAMILY TYPES: FAMILIES AT OR BELOW 30% OF MEDIAN

STRATEGY 1: TARGET AVAILABLE ASSISTANCE FOR FAMILIES AT OR BELOW 30% OF AMI

Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing 40%

9.1

NEED: SPECIFIC FAMILY TYPES: FAMILIES AT OR BELOW 50% OF MEDIAN

STRATEGY 1: TARGET AVAILABLE ASSISTANCE TO FAMILIES AT OR BELOW 50% OF AMI

Market flat rents to working families

NEED: SPECIFIC FAMILY TYPES: THE ELDERLY

Strategy 1: Target available assistance to the elderly:

Apply for special-purpose vouchers targeted to elderly, should they become available

NEED: SPECIFIC FAMILY TYPES: FAMILIES WITH DISABILITIES

STRATEGY 1: TARGET AVAILABLE ASSISTANCE TO FAMILIES WITH DISABILITIES

Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing

Apply for special-purpose vouchers targeted to families with disabilities, should they become available

Affirmatively market to local non-profit agencies that assist families with disabilities. Work closely with local agencies, Homeless Task Force and Regional Center.

REASONS FOR SELECTING STRATEGIES

Funding constraints
Extent to which particular housing needs are met by other organizations in the community
Influence of the housing market on PHA programs
Community priorities regarding housing assistance
Results of consultation with local or state government
Results of consultation with residents and the Resident Advisory Board

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.

Expand the supply of assisted housing

Objectives:

a. Apply for additional rental vouchers

Applied for HOPWA funds for homelessness prevention for AIDS victims. Funded in 2009. Application will be submitted for 2010.

2007 – Sub grantee for grant for Farm labor families affected by the January 2007 freeze – Clients eligible for rental assistance if wages were affected by the freeze.

2008 – Received additional funding for Freeze Program

January 2009 applied for Family Unification Vouchers – not funded

December 2009 applied for Family Unification Vouchers – not funded

Reduce public housing vacancies

The average vacancy loss continues to be an area that needs improvement. Changes in the rental market in the North portion of the Imperial Valley have impacted the vacancy rates.

Leverage Private or other public funds to create additional housing opportunities

Tierra del Sol (El Centro) – 40 farm labor units was occupied October 2005;

Sunset (Heber) – 40 farm labor units are in the construction phase funded by USDA Rural Development funds and State of California Joe Serna Farm Labor Grant;

Provided technical assistance to the Center for Family Solutions for the construction of seven apartments to be used as transitional housing for the homeless, which were completed in August 2007

January 2009 Sunset Garden Apartments (40 farm labor units) completed

Applied for ARRA Competitive Capital Funds to construct 72 units - funded

\$9,999,986/stalled tax credit project.

Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

We are Standard Performers for 2005; 2006 we were High Performers; 2007 we were High Performers; 2008 we are high performers; 2009 not rated

February 25, 2009 hosted Maintenance Capital Fund Quarterly Meeting and HUD provided PHAS III training to public housing staff

Improve voucher management: (SEMAP score) – FYE 2006 our score was 83% and

our status was "Standard"; FYE 2007 our score was 93% and IVHA is designated as a High Performer; FYE 2008 our is 100%, High Performer; FYE 2009, High Performer.

Increase customer satisfaction:

Section 8 Landlords

Residents – 2006 Applied for ROSS grants – Homeownership and Training – not funded; 2007 Applied for ROSS grants - funded

Conducted survey of the residents about interest in homeownership and financial classes.

Staff attended 10 week customer service class in spring of 2006.

Fair Housing Seminar February 2007

Working with staff to create a customer "Bill of Rights" to be posted in our offices

2008 – Working with Tobacco Coalition – Educate residents about second hand smoke-presentation offered at various sites.

2008 collaborated with IVROP to provide Maintenance Classes for staff to improve service to tenants. Eleven week Classes, two have been completed Electrical, Air Conditioning and Plumbing is in progress.

2009 Customer Service training conducted by IVC – May 2009

Fair Housing Training June 24, 2009

Construction started on new office with customer parking and 504 accessible

Increase assisted housing choices

Objectives:

a. Maintain voucher homeownership program

Twenty-five FSS participants have purchased homes without vouchers and five have purchased a home with the voucher. Three participants are in escrow to purchase homes. Several families have been qualified and are currently searching for homes.

IVHA has been awarded the IDEA Grant for 3 years(2005-2007) and five families have used IDEA funds to purchase homes. (Private funding)

2008 – Four Section 8 families and two PH families purchased home

June 2008 sponsored HUD Housing Choice Voucher Homeownership Program Workshop in Imperial County – attended by many local lenders

and real estate professionals

September 2008 thru April 2009 we have conducted four Homebuyer Workshops

2009 IDEA application submitted and funded for \$60,000

Homebuyer Workshops – October and December 2009

2009 – Two more families are using Homeownership vouchers; Two public Housing families purchased homes

2010 IDEA application submitted – funding pending

Provide improved living environment

Objectives:

a. Improve residents life skills

2006 Campesinos Unidos provided homeownership counseling and credit counseling to our residents; marketed parenting classes offered by Center for Families Solutions.

2007 A commodities distribution site was started at Tierra del Sol in El Centro.

EITC/VITA Project provided income tax preparation, financial literacy and asset-building assistance to our clients at our Tierra del Sol Project.

Tutoring provided at three sites – Tierra; Austin & El Centro classroom

Entered into HUD Energy Conservation Contract to reduce energy and water consumption in the units and preserve our environment.

2008-2009 – Basic Skills are being offered to Public Housing Residents – ROSS grant

2009 commodities distribution started at Sunset Garden Apartments

2009 El Centro Police Department is using the conferences rooms at Tierra del Sol and Green Gables as mini substations – the

presence of the law enforcement officers is very welcome.

6. Promote self-sufficiency and asset development of assisted households:

Objectives:

c. Provide or attract supportive services to improve assistance recipients' employability by continuing the FSS program.

The number of participants enrolled in our FSS Program is restricted to 115 participants. There is a waiting list to participate.

Implementation of the Section 8 Homeownership Program – One family is using the Section 8 homeownership voucher. May 2006 we were

awarded additional IDEA funds through Rabobank for 3 to 1 matching for homeownership expenses for FSS clients with escrow accounts.

FSS Coordinator and Housing Manager attended HUD Homeownership Conference

Applied for the following HUD grants: Section 8 FSS Coordinator (funded); 2005 Homeownership Supportive Services; 2005

Resident Services Delivery Model for Families – not funded.

FSS Coordinator funded in 2006; funded in 2007; funded 2008; funded 2009

ROSS grants – funded in 2007

Money Management International conducted two (Spanish & English) Homebuyers workshops September 2008, one January

2009 and one April 2009, October 2009 and December 2009

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Significant changes to rent or admissions policies or organization of the waiting list; Additions of non-emergency work items (items not included in the current Annual Statement or Five Year Action Plan) or change in the use of replacement reserve funds under the Capital Fund; Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

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)

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

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) 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; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) 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.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (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.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.1.*
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.2.*

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHIA Name:		Imperial Valley Housing Authority		FFY of Grant Approval: 2010	
		Capital Fund Program Grant No: CA16P143-501-10			
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement ()	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
Line	Summary by Development Account	Total Estimated Cost	Revised¹	Obligated	Total Actual Cost¹
		Original			Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	129,740.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	117,416.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000.00			
10	1460 Dwelling Structures	824,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 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.

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

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

Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: Imperial Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA16P143-501-10 Replacement Housing Factor Grant No: Date of CFFP:		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement () <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHIA		Expended
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,174,156.00	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities	75,000.00	
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	234,000.00	
Signature of Executive Director		Signature of Public Housing Director	
<i>Andrea D. Reed</i>		<i>[Signature]</i>	
Date		Date	
4/13/10			

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.

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

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

Part II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name:		Grant Type and Number						
Imperial Valley Housing Authority		Capital Fund Program Grant No: CA16P143-501-10						
		CFFP (Yes/ No): No						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 3								
143-27	Kitchen Renovations	1460	20	190,000.00				
Winter Garden Homes	Accessibility	1460	1	75,000.00				
	A/C Replacement	1460	20	100,000.00				
	Roofing	1460	20	125,000.00				
	Window Replacement	1460	20	134,000.00				
	Exterior Door Replacement	1460	20	100,000.00				
	Exterior Finish	1460	20	100,000.00				
	Security Fencing	1450	20	100,000.00				
	AMP 3 - Subtotal			924,000.00				
PHA-Wide								
Administration	A) Program Administration	1410		31,986.00				
	B) Contract Administration	1410		85,430.00				
	Subtotal			117,416.00				
PHA-Wide								
Fees and Costs	Publication	1430		3,000.00				
PHA-Wide								
Operations	Operations	1406		129,740.00				

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

² To be completed for the Performance and Evaluation Report.

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name:		Capital Fund Program Grant No: CA16S1430002809F		FFY of Grant Approval: 2009	
Imperial Valley Housing Authority		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2009		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2009		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹ Expended
		Original			
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,726,007.00	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	1,331,139.00	0	0	0
10	1460 Dwelling Structures	4,692,840.00	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1483 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	250,000.00		0	0

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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 CFF Grants for operations.
⁴ RHF funds shall be included here.

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

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

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: Imperial Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA14300002809F Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2009		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	9,999,986.00	0
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
<i>Andrew P. [Signature]</i>		<i>[Signature]</i>	
Date		Date	
4/13/10			

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 CFF Grants for operations.
⁴ RHF funds shall be included here.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

Part I: Summary		FFY of Grant: 2009	
PHA Name:		FFY of Grant Approval: 2009	
Imperial Valley Housing Authority		Capital Fund Program Grant No: CA16S143501-09	
Grant Type and Number		Replacement Housing Factor Grant No:	
Date of CFFP:			
Type of Grant		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2009		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Revised ²	Obligated
		Original	Expended
1	Total non-CFFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	100,000.00	0
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment	1,391,045.00	0
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 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 CFFP Grants for operations.
⁴ RHF funds shall be included here.

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

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

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: Imperial Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA16S143501-09 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2009 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,491,045.00	0
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>An Area P. K...</i>		Signature of Public Housing Director	
Date 4/13/10		Date	

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 CFF Grants for operations.
⁴ RHF funds shall be included here.

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name:		Capital Fund Program Grant No: CA16P143-501-09		FFY of Grant Approval: 2009	
Imperial Valley Housing Authority		Replacement Housing Factor Grant No:			
Date of CFFP:					
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement ()	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2009		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Development Account		Summary by Development Account		Total Actual Cost ¹	
Line		Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	9,740.00		3,740.00	
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	117,416.00		117,416.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	83,000.00		83,000.00	23,053.40
8	1440 Site Acquisition				
9	1450 Site Improvement	422,000.00			
10	1460 Dwelling Structures	542,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2009		
PHA Name: Imperial Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA16P143-501-09 Replacement Housing Factor Grant No: Date of CFP:			
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2009	<input type="checkbox"/> Revised Annual Statement () <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost Original	Revised ² Obligated	Total Actual Cost ¹ Expended
18a	1501 Collateralization or Debt Service paid by the PHA			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,174,156.00	204,156.00	23,053.40
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities	160,000.00		
23	Amount of line 20 Related to Security - Soft Costs			
24	Amount of line 20 Related to Security - Hard Costs	208,000.00		
25	Amount of line 20 Related to Energy Conservation Measures	220,000.00		
Signature of Executive Director		Signature of Public Housing Director		Date
<i>Anna D. Dork</i>				4/13/10

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.

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

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

Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name:		Grant Type and Number						
Imperial Valley Housing Authority		Capital Fund Program Grant No: CA16P143-501-09						
		CFPP (Yes/ No): No						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 4								
143-25	A/C Replacement	1460	16	166,000.00				
Robert Reese	Roofing Replacement	1460	16	100,000.00				
	Landscape/Soil Erosion Mitigation	1450	1	60,000.00				
	Parking Improvements	1450	1	100,000.00				
	AMP 4 - Subtotal			426,000.00				
PHA-Wide								
Administration	A) Program Administration	1410		31,986.00				
	B) Contract Administration	1410		85,430.00				
	Subtotal			117,416.00		117,416.00		
PHA-Wide								
Fees and Costs	A) Architects	1430		77,000.00				
	B) Publication	1430		6,000.00				
	Subtotal			83,000.00		83,000.00	23,053.40	
PHA-Wide								
Operations	Operations	1406		9,740.00		3,740.00		

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

² To be completed for the Performance and Evaluation Report.

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

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Imperial Valley Housing Authority					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1					
143-17 Barbara Worth	09-14-2011		09-14-2013		
AMP 2					
143-12 Green Gables	09-14-2011		09-14-2013		
143-13 Orangewood	09-14-2011		09-14-2013		
AMP 4					
143-25 Robert Reese	09-14-2011		09-14-2013		
PHA-Wide					
Administration	09-14-2011	12-31-09	09-14-2013		
Operations	09-14-2011		09-14-2013		
Fees and Costs	09-14-2011	12-31-09	09-14-2013		

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

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2008	
PHA Name:		Capital Fund Program Grant No: CA16P143501-08		FFY of Grant Approval: 2008	
Imperial Valley Housing Authority		Replacement Housing Factor Grant No:			
Date of CFFP:					
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2009		<input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	22,151.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	117,794.00		76,187.67	72,346.70
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	80,000.00		80,000.00	80,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	150,000.00		150,000.00	150,000.00
10	1460 Dwelling Structures	808,000.00		565,000.00	563,318.17
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 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 CFF Grants for operations.
⁴ RHP funds shall be included here.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2008 FFY of Grant Approval: 2008			
PHA Name: Imperial Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA16P143-501-08 Replacement Housing Factor Grant No: Date of CFFP:				
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2009 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Description	Original	Revised ¹	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,177,945.00		871,187.67	865,664.87
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>Amelia O. Roark</i>		4/13/10			

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⁴ REF funds shall be included here.

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

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

Part II: Supporting Pages		Federal FFY of Grant: 2008						
PHA Name:		Grant Type and Number						
Imperial Valley Housing Authority		Capital Fund Program Grant No: CA16P143-501-08						
		CEFP (Yes/ No): No						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1								
143-13 Orangewood	Kitchen Renovations, including Plumbing	1460	32	448,000.00				
	Replace rear yard fencing	1450	32	150,000.00				
143-19 Mesa Vista	Accessibility Renovations	1460	2	160,000.00				
143-20 Sol Vista	Roofing Replacement	1460	30	120,000.00				
	Accessibility Renovations	1460	1	80,000.00				
	AMP 1 Subtotal - 1450			150,000.00		150,000.00	150,000.00	
	AMP 1 Subtotal - 1460			908,000.00		565,000.00	563,318.17	
PHA-Wide Admin.	A) Program Administration	1410		32,364.00				
	B) Contract Administration	1410		85,430.00				
	Administration Subtotal			117,794.50		117,794.50	72,346.70	
PHA-Wide Fees / Cost	A) Architects	1430		76,000.00				
	B) Publication	1430		4,000.00				
	Fees and Costs Subtotal			80,000.00		80,000.00	80,000.00	
PHA-Wide Operations	Operations	1406		22,151.00				
	Operations Subtotal			22,151.00				

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² To be completed for the Performance and Evaluation Report.

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2007	
PHA Name: Imperial Valley Housing Authority		Capital Fund Program Grant No: CA16P143-501-07 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2007	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2009		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost Revised?	Obligated	Total Actual Cost ¹	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	176,441.00	176,441.00	20,000.00	
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	111,604.00	111,604.00	111,604.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	69,000.00	69,000.00	69,000.00	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	759,000.00	759,000.00	759,000.00	
11	1465.1 Dwelling Equipment--Nonependable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

Part I: Summary		FFY of Grant: 2007 FFY of Grant Approval: 2007	
PHA Name: Imperial Valley Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA16P143-501-07 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-2008		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,116,045.00	959,604.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
<i>Andrea D. Bark</i>		<i>4/13/10</i>	
Date		Date	

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.
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⁴ RHF funds shall be included here.

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

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

Part II: Supporting Pages		Federal FFY of Grant: 2007						
PHA Name: Imperial Valley Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16P143-501-07 CFPP (Yes/No): No Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1								
143-13 Orangewood	A/C - Heating Replacement	1460	32	150,000.00				
	Roofing System	1460	32	250,000.00				
	AMP 1 Subtotal			400,000.00		400,000.00	400,000.00	
AMP 2								
143-11 Fairfield	Foam Roofing Coating	1460	50	59,000.00				
	Security Screen Doors	1460	50	50,000.00				
	A/C - Heating Replacement	1460	50	250,000.00				
	AMP 2 Subtotal			359,000.00		359,000.00	359,000.00	
PHA-Wide Administration								
	A) Program Administration	1410		33,921.00				
	B) Contract Administration	1410		77,683.00				
	Administration Subtotal			111,604.00		111,604.00	111,604.00	
PHA-Wide Fees and Costs								
	A) Architect			66,000.00				
	B) Publication	1430		3,000.00				
	Fees and Costs Subtotal			69,000.00		69,000.00	69,000.00	
PHA-Wide Operations								
	Operations	1406		176,441.00		176,441.00	20,000.00	

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

² To be completed for the Performance and Evaluation Report.

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

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

Part III: Implementation Schedule for Capital Fund Financing Program						Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
AMP 1						
143-13 Orangewood	09-12-2009	07-31-2009	09-12-2011	09-30-2009		
AMP 2						
143-11 Fairfield Homes	09-12-2009	07-31-2009	09-12-2011	09-30-2009		
PHA-Wide						
Administration	09-12-2009	09-30-2007	09-12-2011	06-30-2009		
PHA-Wide						
Operations	09-12-2009	07-31-2009	09-12-2011			
PHA-Wide						
Fees and Costs	09-12-2009	12-31-2007	09-12-2011	03-31-2009		

¹ 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.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary					
PHA Name/Number	Locality (City/County & State)	<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Imperial Valley Housing Authority CA143	Brawley, Imperial County, California				
Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
A.					
B.	Physical Improvements Subtotal	558,000.00	958,000.00	445,000.00	850,000.00
C.	Management Improvements				
D.	PHA-Wide Non-dwelling Structures and Equipment	350,000.00		400,000.00	
E.	Administration	117,416.00	117,416.00	117,416.00	117,416.00
F.	Other	70,000.00	70,000.00	80,000.00	78,000.00
G.	Operations	78,740.00	28,515.00	131,740.00	128,740.00
H.	Demolition				
I.	Development				
J.	Capital Fund Financing – Debt Service				
K.	Total CFP Funds	1,174,156.00	1,174,156.00	1,174,156.00	1,174,156.00
L.	Total Non-CFP Funds				
M.	Grand Total	1,174,156.00	1,174,156.00	1,174,156.00	1,174,156.00

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 12/31/2011)

HA Name IMPERIAL VALLEY HOUSING AUTHORITY				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
Development Number CA143-000001		Development Name AMP 1		DOFA Date or Construction Date 06/22/1975	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings		Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Attached/Semi-Detached <input checked="" type="checkbox"/>	89		0
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution		
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Walk-up <input type="checkbox"/>	0	1 10	2 50
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 25	4 25	5 7
Section 23, Bond Financed <input type="checkbox"/>			5+		
					Total Current Units 117

General Description of Needed Physical Improvements				Urgency of Need (1-5)
El Centro Homes	Rear Yard Lighting	21 @ 500	10,500	1
	Driveways	21 @ 3000	63,000	4
	Drying Pads	21 @ 1000	21,000	4
	Walk Ways	21 @ 1000	21,000	4
	Site Improvements	21 @ 2000	42,000	5
Orangewood Homes	Rear Yard Lighting	32 @ 500	16,000	1
	Bathroom Renovation	32 @ 8000	256,000	3
	Site Improvements	32 @ 2000	64,000	3
	Walk Ways	32 @ 1000	32,000	4
	Drive Ways	32 @ 3000	96,000	4
	Flooring	32 @ 6000	192,000	5
	Doors	32 @ 2000	64,000	5
	Windows	32 @ 3000	96,000	5
Exterior Finish	32 @ 3000	96,000	5	
580 Brighton	Kitchen Renovation	6 @ 10000	60,000	4
	Bathroom Renovation	6 @ 8000	48,000	4
	Flooring	6 @ 4000	24,000	4
	Site Improvements	6 @ 2000	12,000	5
	Exterior Finish	6 @ 3000	18,000	5
	Doors	6 @ 1000	6,000	5
	Windows	6 @ 2500	15,000	5
Fencing	6 @ 1500	9,000	5	

Total Preliminary Estimated Hard Cost for Needed Physical Improvements \$ See Page Three

Per Unit Hard Cost \$ See Page Three

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost Yes No

Development Has Long-Term Physical and Social Viability Yes No

Date Assessment Prepared February 16, 2010

Source(s) of Information:
Resident Input
Maintenance Staff Observations
Work Order System Review
Annual Inspection
Modernization Staff Review

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 12/31/2011)

HA Name IMPERIAL VALLEY HOUSING AUTHORITY				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
Development Number CA143-000001 (Continued)		Development Name AMP 1 (Continued)		DOFA Date or <u>06/22/1975</u> Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings	Number of Vacant Units	
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	89	0	
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution		
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Walk-up <input type="checkbox"/>	0 _____ 1 <u>10</u> 2 <u>50</u>	%	
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 <u>25</u> 4 <u>25</u> 5 <u>7</u>	Total Current	
Section 23, Bond Financed <input type="checkbox"/>			5+ _____	Units 117	

General Description of Needed Physical Improvements				Urgency of Need (1-5)
Brighton/Commercial	Kitchen Renovation	7 @ 10000	70,000	4
	Bathroom Renovation	7 @ 8000	56,000	4
	Flooring	7 @ 4000	28,000	4
	Site Improvements	7 @ 2000	14,000	5
	Exterior Finish	7 @ 3000	21,000	5
	Doors	7 @ 1000	7,000	5
	Windows	7 @ 2500	17,500	5
	Fencing	7 @ 1500	10,500	5
Barbara Worth Homes	Site Improvements	9 @ 2000	18,000	1
	Air Cond Replacement	9 @ 7000	63,000	1
	Roofing	9 @ 6000	54,000	1
	Security	9 @ .500	4,500	2
	Kitchen Renovation	9 @ 10000	90,000	2
	Bathroom Renovation	9 @ 8000	72,000	3
	Flooring	9 @ 4000	36,000	4
	Site Improvements	9 @ 3000	27,000	4
	Exterior Finish	9 @ 1500	13,500	4
	Doors	9 @ 1000	9,000	4
Windows	9 @ 2500	22,500	4	

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ See Next Page
Per Unit Hard Cost	\$ See Next Page
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared	February 16, 2010

Source(s) of Information:

Resident Input
Maintenance Staff Observations
Work Order System Review
Annual Inspection
Modernization Staff Review

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 12/31/2011)

HA Name IMPERIAL VALLEY HOUSING AUTHORITY				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
Development Number CA143-000001 (Continued)		Development Name AMP 1 (Continued)		DOFA Date or <u>06/22/1975</u> Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings		Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	89		0
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution		
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Walk-up <input type="checkbox"/>	0	1	10
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3	4	25
Section 23, Bond Financed <input type="checkbox"/>			5+	5	7
					%
					Total Current Units 117

General Description of Needed Physical Improvements				Urgency of Need (1-5)
Mesa Vista Homes	Site Water Valves	4 @ 5000	20,000	3
	Playground Equipment	1 @ 30000	30,000	3
	Bathroom Renovation	30 @ 8000	240,000	4
	Doors	30 @ 1000	30,000	4
	Closet Renovations	30 @ 2000	60,000	4
	Interior Wall Finish	30 @ 4500	135,000	4
	Storage Rooms	30 @ 2000	60,000	5
	Water/Sewer main lines	30 @ 10000	300,000	5
Sol Vista Homes	Closet Renovation	12 @ 2000	24,000	4
	Bathroom Renovation	12 @ 8000	96,000	4
	Doors	12 @ 4500	54,000	4
	Interior Wall Finish	12 @ 1000	12,000	4
	Storage Rooms	12 @ 2000	24,000	5
	Water/Sewer main lines	12 @ 10000	120,000	5
Maintenance Shop	El Centro Westside shop		200,000	3

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 3,300,000.00
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Per Unit Hard Cost	\$ 28,205.00
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Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Date Assessment Prepared	February 16, 2010
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Source(s) of Information:

Resident Input
Maintenance Staff Observations
Work Order System Review
Annual Inspection
Modernization Staff Review

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-01:
(exp. 12/31/201)

HA Name IMPERIAL VALLEY HOUSING AUTHORITY				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
Development Number CA143-000002		Development Name AMP 2		DOFA Date or Construction Date 08/30/1965	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings	Number of Vacant Units	
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	59	0	
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution		
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Walk-up <input checked="" type="checkbox"/>	0 6 1 27 2 41		
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 30 4 11 5 2	Total Current	
Section 23, Bond Financed <input type="checkbox"/>			5+	Units 117	

General Description of Needed Physical Improvements				Urgency of Need (1-5)
Green Gables	Rear Yard Lighting	17 @ 500	8,500	1
	Fencing	17 @ 1500	25,500	1
	Drying Pads	17 @ 1500	25,500	2
	Driveways	17 @ 3000	51,000	2
	Roofs	36 @ 6000	216,000	3
	Paving	1 @ 15000	15,000	3
	Exterior Balcony Deck	19 @ 5000	95,000	4
	Site Improvements	17 @ 2000	34,000	4
	Kitchen Renovation	36 @ 10000	360,000	4
	Bathroom Renovation	36 @ 8000	288,000	5
	Flooring	36 @ 4000	144,000	5
	Doors	36 @ 1000	36,000	5
	Windows	36 @ 2500	90,000	5
Exterior Finish	36 @ 3000	108,000	5	
680 Brighton	Kitchen Renovation	6 @ 10000	60,000	4
	Bathroom Renovation	6 @ 8000	48,000	4
	Flooring	6 @ 4000	24,000	4
	Site Improvements	6 @ 2000	12,000	5
	Exterior Finish	6 @ 3000	18,000	5
	Doors	6 @ 1000	6,000	5
	Windows	6 @ 2500	15,000	5
	Fencing	6 @ 1500	9,000	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements \$ See Next Page

Per Unit Hard Cost \$ See Next Page

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost Yes No

Development Has Long-Term Physical and Social Viability Yes No

Date Assessment Prepared February 16, 2010

Source(s) of Information:
Resident Input
Maintenance Staff Observations
Work Order System Review
Annual Inspection
Modernization Staff Review

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 12/31/2011)

HA Name IMPERIAL VALLEY HOUSING AUTHORITY				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
Development Number CA143-000002 (Continued)		Development Name AMP 2 (Continued)		DOFA Date or <u>08/30/1965</u> Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings	Number of Vacant Units	
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	59	0	
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution		
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Walk-up <input checked="" type="checkbox"/>	0 6 1 27 2 41	%	
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 30 4 11 5 2	Total Current	
Section 23, Bond Financed <input type="checkbox"/>			\$+ _____	Units 117	

General Description of Needed Physical Improvements				Urgency of Need (1-5)
Fairfield Homes	Foundation Cracks	50 @ 10000	500,000	4
	Bathroom Renovation	50 @ 8000	400,000	4
	Interior Wall Finish	50 @ 4500	225,000	4
	Closet Renovations	50 @ 2000	100,000	4
	Doors	50 @ 1000	50,000	4
	Exterior Finish	50 @ 3000	150,000	5
	Water/Sewer main lines	50 @ 10000	500,000	5
	Storage Rooms	50 @ 2000	100,000	5
Calexico Homes	504 Renovations	2 @ 75,000	150,000	1
	Foundation Cracks	2 @ 80,000	160,000	1
	Site Water Valves	4 @ 5000	20,000	2
	Bathroom Renovation	25 @ 8000	200,000	4
	Closet Renovations	25 @ 2000	50,000	4
	Doors	25 @ 1000	25,000	4
	Interior Wall Finish	25 @ 4500	135,000	4
	Storage Rooms	25 @ 2000	50,000	5
Water/Sewer main lines	25 @ 10000	250,000	5	
Maintenance Shop	El Centro Westside shop	200,000	3	

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 4,953,500.00
Per Unit Hard Cost	\$ 42,338.00

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost Yes No

Development Has Long-Term Physical and Social Viability Yes No

Date Assessment Prepared February 16, 2010

Source(s) of Information:

Resident Input
Maintenance Staff Observations
Work Order System Review
Annual Inspection
Modernization Staff Review

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 12/31/2011)

HA Name IMPERIAL VALLEY HOUSING AUTHORITY				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
Development Number CA143-000003		Development Name AMP 3		DOFA Date or <u>02/15/1960</u> Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings	Number of Vacant Units	
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	78	0	
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution		
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input type="checkbox"/>	0	1	24
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3	4	31
Section 23, Bond Financed <input type="checkbox"/>			5+	5	2
					%
					Total Current
					Units 133

General Description of Needed Physical Improvements				Urgency of Need (1-5)
Eastern Avenue Homes	Bathroom Renovation	68 @ 8000	544,000	4
	Interior Wall Finish	68 @ 4500	306,000	4
	Doors	68 @ 1000	68,000	4
	Closet Renovation	68 @ 2000	136,000	5
	Storage Rooms	68 @ 2000	136,000	5
	Water/Sewer main lines	68 @ 10000	680,000	5
Brawley Homes	504 Renovation	2 @ 75000	150,000	2
	Parking Paving	1 @ 30000	30,000	3
	Bathroom Renovation	25 @ 8000	200,000	4
	Windows	25 @ 2500	62,500	4
	Interior Wall Finish	25 @ 4500	112,500	4
	Doors	25 @ 1000	25,000	4
	Closet Renovation	25 @ 2000	50,000	4
	Utility Meter Closet	25 @ 1000	25,000	5
	Storage Rooms	25 @ 2000	50,000	5
Water/Sewer main lines	25 @ 10000	250,000	5	
Bonita Homes	Roof Seal	20 @ 2000	40,000	1
	Bathroom Renovation	20 @ 8000	160,000	3
	Interior Wall Finish	20 @ 4500	90,000	3
	Doors	20 @ 1000	20,000	3
	Closet Renovation	20 @ 2000	40,000	3
	Storage Rooms	20 @ 2000	40,000	5
Water/Sewer main lines	20 @ 10000	200,000	5	

Total Preliminary Estimated Hard Cost for Needed Physical Improvements \$ See next page

Per Unit Hard Cost \$ See next page

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost Yes No

Development Has Long-Term Physical and Social Viability Yes No

Date Assessment Prepared February 16, 2010

Source(s) of Information:
Resident Input
Maintenance Staff Observations
Work Order System Review
Annual Inspection
Modernization Staff Review

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 12/31/2011)

HA Name IMPERIAL VALLEY HOUSING AUTHORITY				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
Development Number CA143-000003 (Continued)		Development Name AMP 3 (Continued)		DOFA Date or <u>02/15/1960</u> Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings		Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	78		0
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution		
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input type="checkbox"/>	0	1 24	2 38
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 38	4 31	5 2
Section 23, Bond Financed <input type="checkbox"/>			5+		
					%
					Total Current
					Units 133

General Description of Needed Physical Improvements				Urgency of Need (1-5)
Winter Garden Homes	Roofing Replacement	20 @ 6000	120,000	1
	Air Cond. Replacement	20 @ 7000	140,000	1
	504 Renovation	1 @ 75000	75,000	1
	Kitchen Renovation	20 @ 10000	200,000	2
	Bathroom Renovation	20 @ 8000	160,000	2
	Windows	20 @ 2500	50,000	5
	Doors	20 @ 1000	20,000	2
	Flooring	20 @ 4000	80,000	2
	Exterior Finish	20 @ 3000	60,000	2
	Site Improvements	20 @ 3000	60,000	5
Community Space	Conversion of Administration building to community space		200,000	2

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 4,580,000.00
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Per Unit Hard Cost	\$ 34,436.00
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Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Date Assessment Prepared	February 16, 2010
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Source(s) of Information:

Resident Input
Maintenance Staff Observations
Work Order System Review
Annual Inspection
Modernization Staff Review

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 12/31/2011)

HA Name IMPERIAL VALLEY HOUSING AUTHORITY			<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
Development Number CA143-000004		Development Name AMP 4		DOFA Date or <u>10/24/1960</u> Construction Date
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings	Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	80	0
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution	
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Walk-up <input type="checkbox"/>	0 _____ 1 <u>41</u> 2 <u>50</u>	%
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 <u>40</u> 4 <u>13</u> 5 _____	Total Current
Section 23, Bond Financed <input type="checkbox"/>			5+ _____	Units 144

General Description of Needed Physical Improvements				Urgency of Need (1-5)
Eastern Avenue Homes	Bathroom Renovation	82 @ 8000	656,000	3
	Interior Wall Finish	82 @ 4500	369,000	3
	Doors	82 @ 1000	82,000	3
	Closet Renovation	82 @ 2000	164,000	5
	Storage Rooms	82 @ 2000	164,000	5
	Water/Sewer main lines	82 @ 10000	820,000	5
Killingsworth Homes	Bathroom Renovation	12 @ 8000	96,000	3
	Interior Wall Finish	12 @ 4500	54,000	3
	Doors	12 @ 1000	12,000	3
	Closet Renovation	12 @ 2000	24,000	5
	Storage Rooms	12 @ 2000	24,000	5
	Water/Sewer main lines	12 @ 10000	120,000	5
Westmorland Homes	Wall Heater Removal	35 @ 1000	35,000	1
	Air Cond. Replacement	35 @ 7000	245,000	1
	Roofing	35 @ 6000	210,000	1
	Site Improvements	8 @ 3000	24,000	3
	Parking at Apartments	1 @ 20000	20,000	3
	Kitchen Renovation	35 @ 10000	350,000	4
	Doors	35 @ 1000	35,000	4
	Closet Renovation	35 @ 2000	70,000	4
Water/Sewer main lines	35 @ 10000	350,000	5	

Total Preliminary Estimated Hard Cost for Needed Physical Improvements \$ See next page

Per Unit Hard Cost \$ See next page

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost Yes No

Development Has Long-Term Physical and Social Viability Yes No

Date Assessment Prepared February 16, 2010

Source(s) of Information:
Resident Input
Maintenance Staff Observations
Work Order System Review
Annual Inspection
Modernization Staff Review

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 12/31/2011)

HA Name IMPERIAL VALLEY HOUSING AUTHORITY				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
Development Number CA143-000004 (Continued)		Development Name AMP 4 (Continued)		DOFA Date or Construction Date <u>10/24/1960</u>	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings	Number of Vacant Units	
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	80	0	
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution		
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Walk-up <input type="checkbox"/>	0	1	2
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3	4	5
Section 23, Bond Financed <input type="checkbox"/>			5+		
				%	
				Total Current	
				Units 144	

General Description of Needed Physical Improvements				Urgency of Need (1-5)
Robert Reese Homes	Air Cond. Replacement	35 @ 7000	105,000	1
	Roofing	15 @ 6000	90,000	1
	Site Improvements	15 @ 2000	30,000	1
	Parking at Apartments	1 @ 30000	30,000	1
	Windows	15 @ 2500	37,500	4
	Doors	15 @ 1000	15,000	4
	Flooring	15 @ 4000	60,000	4
	Exterior Finish	15 @ 3000	45,000	5
Community Space	Conversion of Administration building to community space		200,000	2

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 4,536,500.00
Per Unit Hard Cost	\$ 31,504.00
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared	February 16, 2010

Source(s) of Information:

Resident Input
Maintenance Staff Observations
Work Order System Review
Annual Inspection
Modernization Staff Review

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 12/31/2011)

HA Name IMPERIAL VALLEY HOUSING AUTHORITY			<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____	
Development Number CA143-000005		Development Name EL CENTRO FAMILY APARTMENTS		DOFA Date or <u>2010</u> Construction Date
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings	Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>		0
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution	
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input type="checkbox"/>	0 _____ 1 _____ 2 _____	%
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 _____ 4 _____ 5 _____	Total Current
Section 23, Bond Financed <input type="checkbox"/>			5+ _____	Units 72

General-Description of Needed Physical Improvements	Urgency of Need (1-5)
El Centro Family Apartments New Construction \$ 9,999,986.00 HUD ARRA Funding	1

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$ 9,999,986.00
Per Unit Hard Cost	\$ 139,000.00
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared	February 12, 2010
Source(s) of Information:	