

PHA 5-Year and Annual Plan

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

**OMB No. 2577-0226
Expires 4/30/2011**

1.0	PHA Information PHA Name: <u>Housing Authority of the City of Oxnard</u> PHA Code: <u>CA-031</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>7-1-2011</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>780</u> Number of HCV units: <u>1,684</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.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Oxnard Housing Authority's mission is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attachment 5.2																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See Attachment: 6.0a (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. See Attachment: 6.0b																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <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.																										
8.2	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.																										
8.3	Capital Fund Financing Program (CFFP). <input checked="" 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.																										

9.0	<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.</p> <p>See Attachment: 9.0</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>See Attachment: 9.1</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>See Attachment: 10.0a</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The OHA definition of Deviation/Modification is any amendment that would materially alter a provision of the plan or have a significant impact on the status of the plan participants' requirements approval of the Housing Commission via public notification and hearing process.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

5-Year Plan

PHA Fiscal Years 2011-2016

Attachment 5.2

Goals & Objectives:

PHA GOAL #1: Increase the availability of decent, safe, and affordable housing.

Objective: Apply for additional rental voucher.

- As notices of fund availability are announced, the Oxnard Housing Authority (OHA) will request additional rental vouchers.
- As part of housing replacement projects, the OHA will request housing replacement vouchers from HUD.

Objective: Development of Additional Affordable Housing.

- The OHA will continue a major renovation project disposing and demolishing 260 public housing units and replacing them with approximately 460 affordable and market rate rental and homeownership dwelling units.
- The OHA will continue working with a non-profit corporation to oversee the development of new affordable housing units.
- The OHA will participate in various ownership structures to develop affordable housing rental units and share in revenues.
- The OHA will renovate and expand the supply of assisted housing through the use of Multi-family Housing Program (MHP) Funds, Multi-family Revenue Bonds, 9% Tax Credits, 4% Tax Credits, Grant Funds, Community Facilities District (CFD), and all other available funding sources.
- The OHA will continue development opportunities and activities, to provide additional affordable housing units.
- Seek opportunities for private/public partnerships and leveraging funds for future affordable housing units.
- As grant opportunities are announced, the OHA will apply for grant opportunities that are consistent with the housing needs identified in the Consolidated Plan.
- Pursue potential conversion.
- The housing authority will complete an initial study to determine which of its public housing projects may meet the necessary conditions for voluntary conversion to tenant based section 8 rental assistance described in 24 CFR 972.224.

- Explore and apply for feasible projects based on Section 8 for new housing developments.
- The OHA will explore the feasibility of acquiring or building rental units, purchasing and rehabilitating single-family homes or other dwelling units for sale, resale, or leasing to low or moderate income families.
- Acquisition or disposition of buildings and/or land for new units or development.
- Seek opportunities and feasibility of replacement public housing units lost through demolition, disposition, and/or conversion Section 8 replacement.

PHA Goal #2: Improve the quality of assisted housing.

- Maintain high performer status under the Section 8 Management Assessment Program (SEMAP).
- Continue to implement the Family Self-Sufficiency Program in Section 8 and Public Housing.
- Maintain a high performance level in key areas of Section 8 Program.
- Maintain an appropriate operating reserve level in Section 8 (Administration and Housing Assistance Payments).
- Provide 100 percent inspections of all assisted units.
- Maintain Section 8 lease-up at 95 percent or better.
- The OHA will continue to evaluate its existing public housing units for potential voluntary conversion.
- Maintain a public housing vacancy rate of 2% or less.
- Maintain and a turnaround time of less than 15 calendar days on average.
- Maintain the status of a high performer under the Public Housing Assessment System (PHAS).
- Maintain appropriate operating reserve level in public housing.
- Ensure tenant accounts receivable are less than 5% annually.
- Continue to implement measures to de-concentrate poverty by bringing higher income public housing households in to lower income developments.
- The OHA will undertake mixed housing developments which will result in de-concentration of poverty.
- Continue to apply rent ranges.
- Continue to give an admission preference to working households.
- Continue an aggressive graffiti abatement program.
- Continue the lawn beautification program.
- Maintain and continue to improve the landscape design, litter removal, and walkways repair.
- Continue to track crime in the housing developments based on police statistics.

- Continue working with police and tenants to address to address neighborhood security concerns.
- Continue enlisting the assistance of local police for criminal record screening of applicants for the Section 8 and Public Housing programs.
- Continue to evaluate and improve upon existing public housing security systems.
- Continue the “one strike” policy for the benefit of all public housing residents.
- Continue to manage, operate, and maintain all public housing units.
- Continue to expand the rehabilitation of existing public housing.
- Maintain the City’s public housing communities in a condition that exceeds HUD’s physical condition standards, including their aesthetics and landscaping.
- Deter and eliminate program fraud.
- Promote understanding of program rules.
- Provide tenant counseling.
- Take all necessary steps to prevent fraud, waste, and mismanagement.

PHA Goal #3: Promote self-sufficiency and asset development of assisted households.

- Provide or attract supportive services to increase independence and improve recipients’ employability.
- Increase the number and percentage of employed persons in assisted households.
- Provide job development and employment services to the residents of assisted households.
- Provide or attract supportive services to improve recipients’ employability.
- Provide homeownership training for residents.
- Expand homeownership opportunities.
- Expand rental assistance for low-income families.

PHA Goal # 4: Ensure equal opportunity and affirmatively further public housing.

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
- Undertake affirmative measures to ensure accessible housing to person with all varieties of disabilities by modifying public housing units in amounts sufficient to meet or exceed the requirements of Section 504 of the Rehabilitation Act of 1973.

- Other: Continue to provide fair housing counseling and dispute resolution services.

PHA Goal #5: Violence Against Women Act (VAWA)

The Oxnard Housing Authority (OHA) has implanted all requirements of the VAWA. The goal of the OHA is to ensure applicants and participants for both the Public Housing and Section 8 Programs have access to all OHA programs and services in a manner that adequately addresses the needs and protections that are unique to serving adult and child victims of domestic violence, dating violence, sexual assault, or stalking.

As such, the OHA has adopted provisions throughout the Public Housing ACOP and Section 8 Administrative Plans that address VAWA related rights, protections, and requirements as follows:

- Posting VAWA information
- Notification to Applicants, Owners, and Tenants/Participants
- Definitions used in VAWA
- OHA confidentiality requirements
- Victim Documentation
- Perpetrator Documentation
- Time frames for submitting documentation
- Prohibition against denial of assistance for otherwise eligible applicants
- Bifurcating leases to preserve assistance to victims
- Property Owners and managers responsibilities and limits on terminating tenancy to victims of violence as described in VAWA
- Referral policy to local agencies and National Hot Lines that are capable of addressing the special needs of victims of violence

For detailed information about the VAWA policies of this agency, please refer to the Housing Authority's ACOP and Section 8 Administrative Plans.

PHA Goal #6: Enhance staffs' quality of work life to better serve our residents.

- Improve our office facilities.
- Provide adequate and functional equipment and tools.
- Strengthen safety and wellness in the workplace.
- Expand our information technology.
- Enhance staffs' professional development opportunities, including cross-training.
- Housing compliance requirements.
- Improve the delivery of quality customer service.
- Strengthen the department's management and financial resources.

PHA Goal #7: Provide for tenant and resident involvement.

- Continue to hold periodic outreach meetings for Section 8 landlords.
- Continue to provide community outreach on OHA activities.
- Continue to work on coordinating with the City of Oxnard to ensure consistency with the consolidated plan.
- Continue to provide support for the Resident Advisory Board and Tenant Associations.

PHA Goal #8: Explore the feasibility of becoming a Moving to Work organization.

- Develop a comprehensive framework for Housing Authority activities with regards to becoming Moving to Work Agency.

HOUSING AUTHORITY OF THE CITY OF OXNARD
FYB 2011 AGENCY PLAN
ATTACHMENT 6.0a

6.0 (a) PHA PLAN ELEMENTS

1. Eligibility, Selection and Admissions Policies

- a. The OHA proposes to change its tenant selection policy for local preferences in Public Housing and Section 8 to read as follows:

“Involuntary Displacement (20 Points)

Families are considered to be involuntarily displaced if they are required to vacate their unit located within the municipality of Oxnard as a result of an improvement or development project to which the Oxnard Housing Authority has ownership interest.

Application will be accepted for families qualified under this category and the displacement preference will be applied.”

- b. The OHA will remove the current method for defining Involuntary Replacement in the Section 8 Administrative Plan. The following language is proposed to be eliminated:

“Involuntary Displacement Applicants-families who are displaced through no fault of their own i.e. natural disasters, displaced by Code Enforcement action by an existing/current owner, family member(s) with a catastrophic illness and actual or threatened physical violence.”

4. Operation and Management

- a. The Public Housing Admissions and Continued Occupancy Policy (ACOP) proposes to add the following policy regarding late rent fees:

“If the resident fails to make payment by the end of office hours on the fifth day of the month, a late fee of \$25 will be charged. Notices of late fees will be in accordance with requirements regarding notices of adverse action. Charges are due and payable 14 calendar days after billing. If the family requests a grievance hearing within the required timeframe, the PHA may not take action for non-payment of the late fee until the conclusion of the grievance process. If the resident can document financial hardship, the late fee may be waived on a case-by-case basis.”

9. Pets

- a. The Public Housing ACOP proposes to change the pet deposit policy. The current deposit is \$50. The OHA proposes to change it to read as follows:

“Pet owners will be required to pay a pet deposit of \$150. The deposit may be paid in three equal monthly payments prior to the pet being brought onto the premises.”

11. Fiscal Year Audit

- a. Please see the attached audited financial statements dated June 30, 2010.

12. Asset Management Statement

- a. The OHA will carry out its asset management functions with respect to the public housing inventory including AMPS 31-1, 31-2, 31-3, 31-4, 31-5, 31-7 & 31-8. The OHA projects that AMPS 31-2, 31-3, 31-4 and 31-7 are able to sustain operations utilizing Operating Subsidy and Capital Fund Program grants. AMPS 31-5 & 31-8 are identified as potentially having insufficient funding sources to maintain their long term viability. The OHA has been and will continue to monitor their progress and evaluate a long term strategy for these units.

OXNARD HOUSING AUTHORITY
LOCATION OF POSTING
ATTACHMENT 6.0b

6.0 (b) LOCATION OF 5-YEAR AND ANNUAL PHA PLAN POSTING

Oxnard Housing Authority Administrative Office
435 South D Street
Oxnard, CA 93030

Oxnard Housing Authority Public Housing Offices
300 North Marquita
Oxnard, CA 93030

5200 Squires Drive
Oxnard, CA 93036

Oxnard Housing Authority Section 8 Office
1470 Colonia Road
Oxnard, CA 93030

Oxnard Public Library
250 South A Street
Oxnard, CA 93030

City of Oxnard –City Clerk’s Office
305 W. A Street
Oxnard, CA 93030

HOUSING AUTHORITY OF THE CITY OF OXNARD
FYB 2011 AGENCY PLAN
ATTACHMENT 7.0

7.0

b. Demolition and/or Disposition

The OHA is exploring the feasibility of disposing of a 50 unit complex (known as 31-5) and a 100 unit complex (known as 31-8) to address their inability to operate and perform necessary capital improvements in the sites with existing project-based funding. It has not yet been determined that this will be the ultimate avenue for addressing the needs of those units.

c. Conversion of Public Housing

The OHA is exploring the feasibility of conversion of a 50 unit complex (known as 31-5) and a 100 unit complex (known as 31-8) to address their inability to operate and perform necessary capital improvements in the sites with existing project-based funding. It has not yet been determined that this will be the ultimate avenue for addressing the needs of those units.

e. Project-Based Vouchers

The OHA plans to use the project-based voucher program for _____ units in _____. The utilization of this program will enable the authority to increase the availability of safe, decent, and affordable housing, leverage private and/or other public funds to create additional housing opportunities, acquire or build units or developments, increase housing choices for families and individuals.

ATTACHMENT 8.1

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

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

Part I: Summary

PHA Name: **Oxnard Housing Authority** Grant Type and Number: **Capital Fund Program Grant No. CA16-P031-501-11** Replacement Housing Factor Grant No. **2011** FY of Grant: **2011**

Date of CFFP: **2/7/2011** Final Performance and Evaluation Report: **FFY of Grant Approval:**

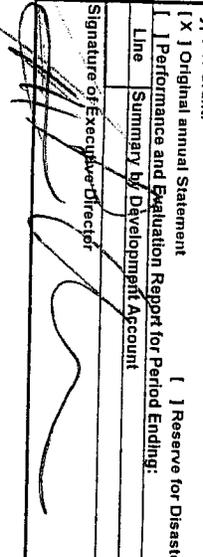
Line	Type of Grant: <input checked="" type="checkbox"/> Original annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Revised Annual Statement (Revision no:) <input type="checkbox"/> Revised Annual Statement and Evaluation Report	Obligated	Total Actual Cost ¹	Expended
1	Total non-CFF Funds					
2	1406 Operations (may not exceed 20% of line 20) ³	\$ 399,634.00				
3	1408 Management Improvements	\$ 206,900.00				
4	1410 Management Fees (may not exceed 10% of line 20)	\$ 155,800.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 A & E Fees	\$ 40,000.00				
	1430 Advertising	\$ 5,000.00				
	1430 Planning Salaries/ Benefits	\$ 80,000.00				
8	1440 Site Acquisition					
9	1450 Site Improvement	\$ 89,666.00				
10	1460 Dwelling Structures	\$ 456,000.00				
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Nondwelling Structures	\$ 40,000.00				
13	1475 Nondwelling Equipment (Computer Hardware)	\$ 35,000.00				
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities 4					
18a	1501 Collateralization or Debt Service paid by PHA	\$ 440,173.75				
18ba	9000 Collateralization or Depr. Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	\$ 50,000.00				
20	Amount of Annual Grant. (sum of lines 2 - 19)	\$ 1,998,173.75				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 compliance					
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					

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 RHFF 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

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

Part I: Summary

PHA Name: Oxnard Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16-P031-501-11 Date of CFFP: 3/1/2011		Replacement Housing Factor Grant No:		FFY of Grant: 2011	
Type of Grant: <input checked="" type="checkbox"/> Original annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (Revision no:)		FFY of Grant Approval:	
Line	Summary by Development Account	Date	Original	Total Estimated Cost	Signature of Public Housing Director	Obligated	Total Actual Cost Date
	Signature of Executive Director						Expended
		3/1/2011					

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

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number	Capital Fund Program Grant No. CA16-P031-501-11		CFEP (YES/NO): Yes		Federal FFY of Grant:		Status of Work
Oxnard Housing Authority		Replacement Housing Factor	CA16-P031-501-11				2011		
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Revised ¹	Funds Obligated ²	Funds Expended ²		
OHA Wide	Security System	1460		\$ 100,000.00					
CAL 31-2	Wynl Fencing	1460		\$ 89,666.00					
Felicia Ct	Occupancy Rehab	1460		\$ 2,000.00					
	Total 31-2:			\$ 91,666.00					
CAL 31-3	Gutters	1460		\$ 28,000.00					
Colonia Road	Occupancy Rehab	1460		\$ 2,000.00					
	Total 31-3:			\$ 30,000.00					
CAL 31-4	Laundry Drains	1460		\$ 82,000.00					
Pleasant Valley	Occupancy Rehab	1460		\$ 2,000.00					
	Total 31-4:			\$ 84,000.00					
CAL 31-5	Kitchen Faucets	1460		\$ 10,000.00					
Plaza Vista	Kitchen Cabinets	1460		\$ 106,000.00					
	Exhaust Fans	1460		\$ 24,000.00					
	Occupancy Rehab	1460		\$ 2,000.00					
	Total 31-5:			\$ 142,000.00					
CAL 31-7	Closest Doors	1460		\$ 48,000.00					
Scattered Sites	Occupancy Rehab	1460		\$ 2,000.00					
	Total 31-7:			\$ 50,000.00					
CAL 31-8	Exhaust Fans	1460		\$ 46,000.00					
Palm Vista	Occupancy Rehab	1460		\$ 2,000.00					
	Total 31-8:			\$ 48,000.00					
	CA16-P031-501-09 Total:			\$ 1,998,173.75					

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.

Part II: Supporting Pages

PHA Name: **Oxnard Housing Authority** Grant Type and Number: **Capital Fund Program Grant No: CA16-P031-501-11** CFFP (YES/No): **Yes** Federal FY of Grant: **2011**

Development Number/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	
	CFFP Bond			5,745,000	5,745,000			
	Total CFFP Bond:			5,745,000	5,745,000			
	Usage							
	CFFP Underwriters Discount			86,175	86,175			
	CFFP Issuance Cost			52,428	52,428			
	CFFP Debt Service Reserve			456,138	456,138			
	CFFP Capitalization Interest			130,693	130,693			
	CFFP Project Construction			5,016,663	5,016,663			
	CFFP Reunding Amount			2,903	2,903			
	Total CFFP Usage:			5,745,000	5,745,000			
	CFFP Project Construction Usage							
	Details							
	CFFP Administration 31-0			362,743	362,743			
	CFFP Vacancy Cost 31-0			68,014	68,014			
	CFFP Maintenance Cost 31-0			27,205	27,205			
	CFFP Contingency 31-0			158,701	158,701			
	Total 31-0:			616,663	616,663			
	CFFP Construction Cost 31-3			3,000,000	3,000,000			
	Total 31-3:			3,000,000	3,000,000			
	CFFP Construction Cost 31-4			1,400,000	1,400,000			
	Total 31-4:			1,400,000	1,400,000			
	CFFP Total Project Construction Cost:			5,016,663	5,016,663			

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

US Department of Housing and Urban Development
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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:	Development Number Name/HA-Wide Activities	Onward Housing Authority		All Funds Expended		Federal FY of Grant: 2011	Reason for Revised Target Dates *
		All Funds Obligated (Quarter Ending Date)	Actual Obligation End Date	All Funds Expended (Quarter Ending Date)	Actual Expenditure End Date		
	CAL 31-0 PHA-Wide	6/30/2013		6/30/2015			
	CAL 31-1 The Courts	6/30/2013		6/30/2015			
	CAL 31-2 Felicia Court	6/30/2013		6/30/2015			
	CAL 31-3 Colonia Road	6/30/2013		6/30/2015			
	CAL 31-4 Pleasant Valley	6/30/2013		6/30/2015			
	CAL 31-5 Plaza Vista	6/30/2013		6/30/2015			
	CAL 31-7 Scattered Sites	6/30/2013		6/30/2015			
	CAL 31-8 Palm Vista	6/30/2013		6/30/2015			

* 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
ATTACHMENT 8.2**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2001

Part I: Summary

PHA Name/Number	Oxnard Housing Authority	Locality (City/County & State)	Oxnard/ Ventura / California	<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A. Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B. Physical Improvements Subtotal	Annual Statement	\$677,500.00	\$700,000.00	\$629,000.00	\$700,000.00
C. Management Improvements		\$174,500.00	\$174,500.00	\$174,500.00	\$174,500.00
D. PHA-Wide Non-dwelling Structures and Equipment		\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
E. Administration		\$155,000.00	\$155,000.00	\$155,000.00	\$155,000.00
F. Other		\$175,000.00	\$175,000.00	\$175,000.00	\$175,000.00
G. Operations		\$380,000.00	\$380,000.00	\$380,000.00	\$380,000.00
H. Demolition					
I. Development					
J. Capital Fund Financing – Debt Service		\$440,676.25	\$440,208.75	\$438,798.75	\$441,513.75
K. Total CFP Funds		\$2,042,676.25	\$2,064,708.75	\$1,992,298.75	\$2,086,013.75
L. Total Non-CFP Funds					
M. Grand Total		\$2,042,676.25	\$2,064,708.75	\$1,992,298.75	\$2,086,013.75

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 4/30/20011

Part I: Summary (Continuation)

PHA Name/Number Oxnard Housing Authority Development Number and Name	Work Statement for Year 1 FFY 2011	Locality (City/county & State) Work Statement for Year 2 FFY 2012	Oxnard/ Ventura / California Work Statement for Year 3 FFY 2013	Original 5-Year Plan		Revision No:
				Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015	
	Annual Statement					
CAL 31-0 OHA-Wide -----		\$1,365,176.25	\$1,364,708.75	\$1,363,298.75	\$1,366,013.75	
OHA Wide Security Sys.---		\$75,000.00	\$50,000.00	\$75,000.00	\$100,000.00	
CAL 31-1 The Courts -----		\$0.00	\$0.00	\$0.00	\$0.00	
CAL 31-2 Felicia Court ---		\$50,000.00	\$220,000.00	\$217,000.00	\$600,000.00	
CAL 31-3 Colonia Road --		\$150,000.00	\$0.00	\$154,000.00	\$0.00	
CAL 31-4 Pleasant Valley-		\$0.00	\$250,000.00	\$0.00	\$0.00	
CAL 31-5 Plaza Vista -----		\$72,500.00	\$0.00	\$108,000.00	\$0.00	
CAL 31-7 Scattered Sites-		\$90,000.00	\$0.00	\$0.00	\$0.00	
CAL 31-8 Palm Vista -----		\$240,000.00	\$180,000.00	\$75,000.00	\$0.00	
Total CFP Funds -----		\$2,042,676.25	\$2,064,708.75	\$1,992,298.75	\$2,066,013.75	

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/20011

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

Work Statement for Year 1 FFY 2011	Work Statement for Year 2			Work Statement for Year 3		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Sec	OHA WIDE ----- Security System		\$75,000.00	OHA WIDE ----- Security System		\$50,000.00
Annual	CAL 31-2 ----- Concrete Repairs	100	\$48,000.00	CAL 31-2 ----- Kitchen Cabinets	100	\$218,000.00
Statement	Occupancy Rehab		\$2,000.00	Occupancy Rehab		\$2,000.00
	CAL 31-3 ----- Vinyl Fencing	70	\$80,000.00	CAL 31-3 -----		
	Water Heaters	70	\$68,000.00			
	Occupancy Rehab		\$2,000.00			
	CAL 31-4 -----			CAL 31-4 ----- Roofs & Fascia Boards	100	\$248,000.00
				Occupancy Rehab		\$2,000.00
	CAL 31-5 ----- Plumbing/Angle Stops	50	\$15,000.00	CAL 31-5 -----		
	Shower Mixer Valves	50	\$27,500.00			
	Tub Surrounds	50	\$28,000.00	CAL 31-7 -----		
	Occupancy Rehab		\$2,000.00			
	CAL 31-7 ----- Entry & Storage Doors	200	\$88,000.00			
	Occupancy Rehab		\$2,000.00			
	CAL 31-8 ----- Kitchen Cabinets	100	\$218,000.00	CAL 31-8 ----- Re-roofing	100	\$90,000.00
	Wrought Iron Fence		\$20,000.00	Roof Re-piping	100	\$88,000.00
	Occupancy Rehab		\$2,000.00	Occupancy Rehab		\$2,000.00
	Subtotal of Estimated Cost		\$ 677,500.00	Subtotal of Estimated Cost		\$ 700,000.00

Capital Fund Program—Five-Year Action Plan

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 – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014				Work Statement for Year 5 FFY 2015				
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OHA WIDE ----- Security System CAL 31-2 ----- 504 Compliance A & E Fees Relocation	7	\$75,000.00 \$184,000.00 \$10,000.00 \$21,000.00	OHA WIDE ----- Security System CAL 31-2 ----- Bathrooms Occupancy Rehab		\$100,000.00 \$598,000.00 \$2,000.00			
	Occupancy Rehab		\$2,000.00						
	CAL 31-3 ----- 504 Compliance A & E Fees Relocation	5	\$127,000.00 \$10,000.00 \$15,000.00	CAL 31-3 -----					
	Occupancy Rehab		\$2,000.00						
	CAL 31-4 -----			CAL 31-4 -----					
	CAL 31-5 ----- 504 Compliance A & E Fees Relocation	2	\$40,000.00 \$10,000.00 \$6,000.00	CAL 31-5 -----					
	Parking Concrete		\$50,000.00						
	Occupancy Rehab		\$2,000.00						
	CAL 31-7 -----			CAL 31-7 -----					
	CAL 31-8 ----- Parking Concrete Occupancy Rehab		\$73,000.00 \$2,000.00	CAL 31-8 -----					
	Subtotal of Estimated Cost		\$ 629,000.00	Subtotal of Estimated Cost		\$ 700,000.00			

Capital Fund Program—Five-Year Action Plan

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

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013
Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories
PHA- WIDE CAL 31-0	PHA- WIDE CAL31-0	PHA- WIDE CAL31-0
Operations	Operations	Operations
\$380,000.00	\$380,000.00	\$380,000.00
Management Improvement	Management Improvement	Management Improvement
\$174,500.00	\$174,500.00	\$174,500.00
Management Fees	Management Fees	Management Fees
\$155,000.00	\$155,000.00	\$155,000.00
A & E Fees	A & E Fees	A & E Fees
\$40,000.00	\$40,000.00	\$40,000.00
Advertising	Advertising	Advertising
\$5000.00	\$5000.00	\$5000.00
Planning Salaries/ Benefits	Planning Salaries/ Benefits	Planning Salaries/ Benefits
\$80,000.00	\$80,000.00	\$80,000.00
Computer Hardware	Computer Hardware	Computer Hardware
\$40,000.00	\$40,000.00	\$40,000.00
CFFP Bond Payment	CFFP Bond Payment	CFFP Bond Payment
\$440,676.25	\$440,208.75	\$440,208.75
Contingency	Contingency	Contingency
\$50,000.00	\$50,000.00	\$50,000.00
Subtotal of Estimated Cost	Subtotal of Estimated Cost	Subtotal of Estimated Cost
\$ 1,365,176.25	\$ 1,364,708.75	\$ 1,364,708.75

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories
PHA- WIDE CAL 31-0 Operations	PHA- WIDE CAL 31-0 Operations	PHA- WIDE CAL 31-0 Operations
Estimated Cost	Estimated Cost	Estimated Cost
\$380,000.00	\$380,000.00	\$380,000.00
Management Improvement	Management Improvement	Management Improvement
\$174,500.00	\$174,500.00	\$174,500.00
Management Fees	Management Fees	Management Fees
\$155,000.00	\$155,000.00	\$155,000.00
A & E Fees	A & E Fees	A & E Fees
\$40,000.00	\$40,000.00	\$40,000.00
Advertising	Advertising	Advertising
\$5,000.00	\$5,000.00	\$5,000.00
Planning Salaries / Benefits	Planning Salaries / Benefits	Planning Salaries / Benefits
\$80,000.00	\$80,000.00	\$80,000.00
Computer Hardware	Computer Hardware	Computer Hardware
\$40,000.00	\$40,000.00	\$40,000.00
CFFP Bond Payment	CFFP Bond Payment	CFFP Bond Payment
\$438,798.75	\$441,513.75	\$441,513.75
Contingency	Contingency	Contingency
\$50,000.00	\$50,000.00	\$50,000.00
Subtotal of Estimated Cost	Subtotal of Estimated Cost	Subtotal of Estimated Cost
\$ 1,363,298.75	\$ 1,366,013.75	\$ 1,366,013.75

ATTACHMENT 8.3

Annual Statement/Performance and Evaluation Report
 Capital Fund Program Replacement and 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

PHA Name: **ORRARD HOUSING AUTHORITY** Grant Type and Number: **CA16S031 50109** FFY of Grant: **2009**
 Capital Fund Program Gr: **Replacement Housing Factor Grant No:** FFY of Grant Approval: **2009**
 Date of CRF: _____

Line	Type of Grant [] Original Annual Statement [] Reserve for Disasters/Emergencies [X] Performance and Evaluation Report for Program Year Ending 12/31/10 [] Final Performance and Evaluation Report	Summary By Development Account	Total Estimated Cost		Total Actual Cost	
			Obligated	Expended	Obligated	Expended
1	Total Non-GP Funds		0	0	0	0
2	1406 Operations (may not exceed 20% of line 21)		0	0	0	0
3	1409 Management Improvements		0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)		230,273	230,273	230,273	220,699
5	1411 Audit		0	0	0	0
6	1415 Liquidated Damages		0	0	0	0
7	1430 Fees and Costs		40,000	90,773	90,773	90,773
8	1440 Site Acquisition		0	0	0	0
9	1450 Site Improvement		0	0	0	0
10	1460 Dwelling Structures		1,954,463	1,981,690	1,981,690	1,905,035
11	1465.1 Dwelling Equipment - Nonexpendable		0	0	0	0
12	1470 Non-dwelling Structures		0	0	0	0
13	1475 Non-dwelling Equipment		0	0	0	0
14	1485 Demolition		0	0	0	0
15	1492 Moving to Work Demonstration		0	0	0	0
16	1495.1 Relocation Costs		78,000	0	0	0
17	1499 Development Activities		0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA		0	0	0	0
18b	1500 Collateralization or Debt Service paid Via System of Direct P&S		0	0	0	0
19	1502 Contingency (may not exceed 8% of line 21)		0	0	0	0
20	Amount of Annual Grant (Sum of lines 2-20)		2,302,736	2,302,736	2,302,736	2,216,507
21	Amount of Line 21 Related to LBR Activities		0	0	0	0
22	Amount of Line 21 Related to Section 504 Compliance		0	0	0	0
23	Amount of Line 21 Related to Security - Soft Costs		0	0	0	0
24	Amount of Line 20 Related to Security - Hard Costs		0	0	0	0
25	Amount of Line 20 Related to Energy Conservation Measures		0	0	0	0
Signature of Executive Director		Date	Signature of Public Housing Director		Date	
<i>Abbie M. Spratt</i>		<i>1/13/11</i>				

Annual Statement/Performance and Evaluation Report
 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

PHA Name: OXNARD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No. CAS16 P031 50109		Federal FY of Grant 2009		Status of Proposed Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
CAL 31-0	Admin Salaries	1410	230,273	230,273	230,273	220,639	
	Total		230,273	230,273	230,273	220,639	
	<i>CAL 31-0 TOTAL</i>		<i>230,273</i>	<i>230,273</i>	<i>230,273</i>	<i>220,639</i>	
CAL 31-4	Stoves & Refrigerators	1460	89,363	89,363	89,363	89,363	
	Total		89,363	89,363	89,363	89,363	
	<i>CAL 31-2 TOTAL</i>		<i>89,363</i>	<i>89,363</i>	<i>89,363</i>	<i>89,363</i>	
CAL 31-5	AFE Fees	1430	18,155	18,155	18,155	18,155	
	Total		18,155	18,155	18,155	18,155	
	Electrical Upgrade	1460	24,080	24,080	24,080	24,080	
	Lateral Drains		750	750	750	750	
	Elevators		130,969	130,969	130,969	130,969	
	Total		155,799	155,799	155,799	155,799	
	<i>CAL 31-5 TOTAL</i>		<i>173,954</i>	<i>173,954</i>	<i>173,954</i>	<i>173,954</i>	
CAL 31-7	AFE Fees	1430	36,309	36,309	36,309	36,309	
	Total		36,309	36,309	36,309	36,309	
	Bathroom Rehab		1,004,971	1,004,971	1,004,971	1,004,971	
	Stoves & Refrigerators		89,363	89,363	89,363	89,363	
	Carports & Vinyl Fences (Questa, Fremont, Hill)		99,092	99,092	99,092	84,104	
	Sliding Glass Doors/Windows		72,914	72,914	72,914	72,914	
	Laundry Drains		7,500	7,500	7,500	7,500	
	Total		1,273,841	1,273,841	1,273,841	1,258,852	
	<i>CAL 31-7 TOTAL</i>		<i>1,310,150</i>	<i>1,310,150</i>	<i>1,310,150</i>	<i>1,295,167</i>	
CAL 31-8	AFE Fees	1430	36,309	36,309	36,309	36,309	
	Total		36,309	36,309	36,309	36,309	

[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 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
 PIA Name: OXNARD HOUSING AUTHORITY
 Grant Type and Number: CA018P031502-06
 Capital Fund Program, Date of CFFP: 5/11/2006
 Replacement Housing Factor Grant No.:
 FRY of Grant: 2008
 FRY of Grant Approval: 2008

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/10 <input type="checkbox"/> Revised Annual Statement/Revision Number <input type="checkbox"/> Final Performance and Evaluation Report	Original		Total Estimated Cost		Total Actual Cost	
		Summary by Development Account		Original	Revised	Observed	Expended
1	Total Non-CGP Funds		0	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21)		29,835	29,835	29,835	29,835	29,835
3	1408 Management Improvements		10,012	10,012	10,012	10,012	10,012
4	1410 Administration (may not exceed 10% of line 21)		14,917	14,917	14,917	14,917	14,917
5	1411 Audit		0	0	0	0	0
6	1415 Liquidated Damages		0	0	0	0	0
7	1430 Fees and Costs		0	0	0	0	0
8	1440 Site Acquisition		0	0	0	0	0
9	1450 Site Improvement		0	0	0	0	0
10	1460 Dwelling Structures		8,350	8,350	8,350	8,350	8,350
11	1465.1 Dwelling Equipment - Nonexpendable		0	0	0	0	0
12	1470 Non-dwelling Structures		0	0	0	0	0
13	1475 Non-dwelling Equipment		86,065	86,065	86,065	73,544	0
14	1485 Demolition		0	0	0	0	0
15	1492 Moving to Work Demonstration		0	0	0	0	0
16	1495.1 Relocation Costs		0	0	0	0	0
17	1499 Development Activities		0	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PIA		0	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Pa		0	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 21)		0	0	0	0	0
20	Amount of Annual Grant (Sum of lines 2-20)		149,179	149,179	149,179	136,658	0
21	Amount of Line 21 Related to LBP Activities		0	0	0	0	0
22	Amount of Line 21 Related to Section 504 Compliance		0	0	0	0	0
23	Amount of Line 21 Related to Security - Soft Costs		0	0	0	0	0
24	Amount of Line 20 Related to Security - Hard Costs		0	0	0	0	0
25	Signature of Executive Director <i>Michelle Sabatino</i> Date 1/12/11		0	0	0	0	0
	Signature of Public Housing Director		0	0	0	0	0

Annual Statement/Performance and Evaluation Report
 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

PHA Name OXNARD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No. CA16 P031 502 06		Federal FY of Grant 2007		Status of Proposed Work		
Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended	
CA131-0	Operations	1406		29,835	29,835	29,835	29,835	Complete
	Total			29,835	29,835	29,835	29,835	Complete
	Prof Dev/Tmg	1408		10,012	10,012	10,012	10,012	Complete
	Of Staff Salary	1410		14,917	14,917	14,917	14,917	Complete
	Computer System Upgrade	1475		86,065	86,065	86,065	73,544	Complete
	CA131-0 TOTAL			140,829	140,829	140,829	128,308	
CA131-8	GFI Installations	1460		5,000	5,000	5,000	5,000	Complete
	Door Closures/Missing			3,350	3,350	3,350	3,350	Complete
	CA131-8 TOTAL			8,350	8,350	8,350	8,350	
	CA016 P031 502 06			149,179	149,179	149,179	136,658	

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

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 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:	
PHA Name: OXFORD HOUSING AUTHORITY		Capital Fund Program Code Date of CFF: 09/19/21		2007	
		Replacement Housing Factor Grant No:		2007	
		CA016P031501-07		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:		2007	

Line	Type of Grant	Summary by Development Account	[] Original Annual Statement / [X] Revised Annual Statement/Revision Number		Total Estimated Cost	Obligated	Total Actual Cost
			12/31/10	[] Final Performance and Evaluation Report			
1	Total Non-CGP Funds		0		0		
2	1406 Operations (may not exceed 20% of line 21)		152,142		152,142	152,142	152,143
3	1408 Management Improvements		260,164		260,164	260,164	256,099
4	1410 Administration (may not exceed 10% of line 21)		185,000		185,000	185,000	185,000
5	1411 Audit		0		0	0	0
6	1415 Liquidated Damages		0		0	0	0
7	1430 Fees and Costs		62,634		62,634	62,634	62,634
8	1440 Site Acquisition		0		0	0	0
9	1450 Site Improvement		468,203		468,203	468,203	468,203
10	1460 Dwelling Structures		208,129		208,129	208,129	208,129
11	1465.1 Dwelling Equipment - Nonexpendable		0		0	0	0
12	1470 Non-dwelling Structures		0		0	0	0
13	1475 Non-dwelling Equipment		80,440		80,440	80,440	73,873
14	1485 Demolition		0		0	0	0
15	1492 Moving to Work Demonstration		0		0	0	0
16	1495.1 Relocation Costs		0		0	0	0
17	1499 Development Activities		0		0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA		441,426		441,426	441,426	441,426
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		0		0	0	0
19	1502 Contingency (may not exceed 8% of line 21)		0		0	0	0
20	Amount of Annual Grant (Sum of lines 2-20)		1,858,137		1,858,137	1,858,137	1,847,506
21	Amount of line 21 Related to LBP Activities		0		0	0	0
22	Amount of line 21 Related to Section 504 Compliance		0		0	0	0
23	Amount of line 21 Related to Security - Soft Costs		0		0	0	0
24	Amount of line 20 Related to Security - Hard Costs		0		0	0	0
25	Amount of line 20 Related to Emergency Conservation Measures		0		0	0	0
Signature of Executive Director			Signature of Public Housing Director		Date		
<i>Chloe M. Sabatini</i>			<i>Chloe M. Sabatini</i>		1/12/11		

Annual Statement/Performance and Evaluation Report
 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

PHA Name: OXNARD HOUSING AUTHORITY	Development Number Name/PHA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
					Original	Revised	Funds Obligated	Funds Expended	
	Operations		1406		152,142	152,142	152,142	152,142	
		Total			152,142	152,142	152,142	152,142	
			1408		7,078	7,078	7,078	5,253	
		HA Consultant			25,668	25,668	25,668	25,668	
		HA Prof Dev Trng			58,160	58,160	58,160	58,160	
		W/TW - Sal & Ben			1,539	1,539	1,539	1,539	
		RI Prof Dev Trng			152,009	152,009	152,009	152,009	
		RI Staffing/Salaries			15,710	15,710	15,710	13,470	
		5 Yr Energy Audit			260,164	260,164	260,164	256,099	
		Total			43,911	43,911	43,911	43,911	
		CF Staff Benefits	1410		124,161	124,161	124,161	124,161	
		CF Staff Salary			5,736	5,736	5,736	5,736	
		SF Staff Sundry			9,268	9,268	9,268	9,268	
		CF Staff Telephone			1,924	1,924	1,924	1,924	
		CF Staff Travel			185,000	185,000	185,000	185,000	
		Total	1430		2,575	2,575	2,575	2,575	
		OHA Wide 504 Comp Assessment			57,708	57,708	57,708	57,708	
		A/E Fees			43	43	43	43	
		Permit Fees			2,307	2,307	2,307	2,307	
		Planning			62,634	62,634	62,634	62,634	
		Total			42,716	42,716	42,716	5,495	
		Computer System Upgrade	1475		37,724	37,724	37,724	68,378	
		Computer Hardware			80,440	80,440	80,440	73,873	
		Total			441,426	441,426	441,426	441,426	
		CFPP Bond Payment	1501		441,426	441,426	441,426	441,426	
		Total			1,181,806	1,181,806	1,181,806	1,171,173	
		CAL 31-0 TOTAL:			27,376	27,376	27,376	27,376	
		Remainder of Sec Light	1460		27,376	27,376	27,376	27,376	
		Total			27,376	27,376	27,376	27,376	
		CAL 31-1 TOTAL:			27,376	27,376	27,376	27,376	

(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 Replacement Housing Factor and
 Capital Fund Financing Program

OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: OXNARD HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program Grant No. CA16 PQ31 501 07		Federal FY of Grant: 2007		Status of Proposed Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Funds Obligated	Funds Expended
				Original	Revised		
CAL 31-2	Remainder of Sec Light	1460		10,530	10,530	10,530	10,530
PHA-WIDE	Total			10,530	10,530	10,530	10,530
	<i>CAL 31-2 TOTAL:</i>			10,530	10,530	10,530	10,530
CAL 31-3	Parking	1450		187,758	187,758	187,758	187,758
PHA-WIDE	Exterior Concrete Stairs			12,811	12,811	12,811	12,811
	Trash Enclosures			26,674	26,674	26,674	26,674
	Side Yard Fences			23,270	23,270	23,270	23,270
	Total			250,513	250,513	250,513	250,513
	Remainder of Sec Light	1460		7,366	7,366	7,366	7,366
	Total			7,366	7,366	7,366	7,366
	<i>CAL 31-3 TOTAL:</i>			257,879	257,879	257,879	257,879
CAL 31-4	Door Closures	1460		5,597	5,597	5,597	5,597
PHA-WIDE	GFI Installations			9,707	9,707	9,707	9,707
	Remainder of Sec Light			10,530	10,530	10,530	10,530
	Total			25,833	25,833	25,833	25,833
	<i>CAL 31-4 TOTAL:</i>			25,833	25,833	25,833	25,833
CAL 31-5	Isolation Valves	1460		21,716	21,716	21,716	21,716
PHA-WIDE	Total			21,716	21,716	21,716	21,716
	<i>CAL 31-5 TOTAL:</i>			21,716	21,716	21,716	21,716

(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 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 4/30/201

Part I: Summary

PHA Name: OXNARD HOUSING AUTHORITY
 Grant Type and Number: CA016F031501-08
 Date of CFFP: 05/24
 Replacement Housing Factor Grant No.:
 FFY of Grant: 2008
 FFY of Grant Approval: 2008

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year Ending 12/31/10 Final Performance and Evaluation Report

Line	Summary by Development Account	Original		Revised		Total Actual Cost	
		Original	Revised	Obligated	Expended		
1	Total Non-CGP Funds	0	0	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21)	243,000	243,000	243,000	205,950		
3	1408 Management Improvements	208,500	208,500	208,500	181,232		
4	1410 Administration (may not exceed 10% of line 21)	181,919	181,919	181,919	181,919		
5	1411 Audit	0	0	0			
6	1415 Liquidated Damages	0	0	0			
7	1430 Fees and Costs	95,000	220	220	220		
8	1440 Site Acquisition	0	0	0			
9	1450 Site Improvement	11,000	372,741	372,741	372,741		
10	1460 Dwelling Structures	560,350	333,335	333,335	317,211		
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0			
12	1470 Non-dwelling Structures	0	0	0			
13	1475 Non-dwelling Equipment	40,000	40,000	40,000	39		
14	1485 Demolition	0	0	0			
15	1492 Moving to Work Demonstration	0	0	0			
16	1495.1 Relocation Costs	0	0	0			
17	1499 Development Activities	0	0	0			
18a	1501 Collateralization or Debt Service paid by the PHA	439,476	439,476	439,476	439,476		
18ba	9000 Collateralization or Debt Service paid Via System of Di	0	0	0			
19	1502 Contingency (may not exceed 8% of line 21)	39,946	0	0			
20	Amount of Annual Grant (Sum of lines 2-20)	1,819,191	1,819,191	1,819,191	1,698,788		
21	Amount of Line 21 Related to LBP Activities	0	0	0	0		
22	Amount of Line 21 Related to Section 504 Compliance	0	0	0	0		
23	Amount of Line 21 Related to Security - Soft Costs	0	0	0	0		
24	Amount of Line 20 Related to Security - Hard Costs	0	0	0	0		
25	Amount of Line 20 Related to Energy Conservation Measures	0	0	0	0		
Signature of Executive Director		Signature of Public Housing Director		Date		Date	
<i>Walter McSpabatis for award</i>				11/2/11			

Annual Statement/Performance and Evaluation Report
 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

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
CAL 31-4	Sidewalk/School	1450		6,579	6,579	6,579	6,579	
	Total			6,579	6,579	6,579	6,579	
	CAL 31-4 TOTAL			6,579	6,579	6,579	6,579	
CAL 31-5	HVAC Units	1450		12,590	12,590	12,590	12,590	
	Security Cameras			11,368	11,368	11,368	11,368	
	Phone Entry System			3,214	3,214	3,214	3,214	
	Total			27,172	27,172	27,172	27,172	
	CAL 31-5 TOTAL			27,172	27,172	27,172	27,172	
CAL 31-7	Canopy Covers	1450		366,162	366,162	366,162	366,162	
	Total			366,162	366,162	366,162	366,162	
	Sliding Glass Doors/Windows							
	Fences			3	3	3	3	
	Total			166,144	166,144	166,144	166,144	
	CAL 31-7 TOTAL			532,309	532,309	532,309	532,309	
CAL 31-8	Security Cameras	1450		22,739	22,739	22,739	22,739	
	Phone Entry System			6,429	6,429	6,429	6,429	
	Total			29,169	29,169	29,169	29,169	
	CAL 31-8 TOTAL			29,169	29,169	29,169	29,169	
	CA016 P031 501 08			1,819,191	1,819,191	1,819,191	1,698,788	

(1) To be completed for the Performance and Evaluation Report of a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 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

PHA Name: OXNARD HOUSING AUTHORITY
 Grant Type and Number: CA016P031501-09
 Capital Fund Program Date of CFFP: _____ Replacement Housing Factor Grant No. _____
 FFY of Grant: 2009
 FFY of Grant Approval: 2009

Type of Grant: [] Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement/Revision Number 1
 [X] Performance and Evaluation Report for Program Year Ending 12/31/10 [] Final Performance and Evaluation Report

Line	Summary by Development Account	Original		Total Estimated		Total Actual Cost	
				Revised	Obligated	Expended	
1	Total Non-CGP Funds	0	0	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21)	341,000	341,000	341,000	341,000	261,072	
3	1408 Management Improvements	198,000	198,000	198,000	164,000	115,586	
4	1410 Administration (may not exceed 10% of line 21)	151,288	151,288	151,288	151,288	67,952	
5	1411 Audit	0	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	0	
7	1430 Fees and Costs	0	0	0	0	0	
8	1440 Site Acquisition	0	0	0	0	0	
9	1450 Site Improvement	380,825	380,825	380,825	380,825	85,848	
10	1460 Dwelling Structures	401,770	401,770	401,770	60,270	26,270	
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0	0	
12	1470 Non-dwelling Structures	0	0	0	0	0	
13	1475 Non-dwelling Equipment	40,000	40,000	40,000	0	0	
14	1485 Demolition	0	0	0	0	0	
15	1492 Moving to Work Demonstration	0	0	0	0	0	
16	1495.1 Relocation Costs	0	0	0	0	0	
17	1499 Development Activities	0	0	0	0	0	
18a	1501 Collateralization or Debt Service paid by the PHA	442,001	442,001	442,001	442,001	442,001	
18ba	9000 Collateralization or Debt Service paid Via System of D	0	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 21)	0	0	0	0	0	
20	Amount of Annual Grant (Sum of lines 2-20)	1,954,884	1,954,884	1,954,884	1,539,384	998,729	
21	Amount of line 21 Related to DBP Activities	0	0	0	0	0	
22	Amount of line 21 Related to Section 504 Compliance	0	0	0	0	0	
23	Amount of line 21 Related to Security - Soft Costs	0	0	0	0	0	
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0	0	
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0	0	

Signature of Executive Director: *William M. Spontanic* Date: 1/12/11
 Signature of Public Housing Director: _____ Date: _____

Annual Statement/Performance and Evaluation Report
 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

PHA Name: OXNARD HOUSING AUTHORITY	Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
					Original	Revised	Funds Obligated	Funds Expended		
CAL 31-0					1406	341,000	341,000	341,000	261,072	
Operations										
Total						341,000	341,000	341,000	261,072	
PH Prof Dev					1408	10,000	10,000	0	0	
FIC Furniture and Equipment						1,000	1,000	0	0	
FIC Prof Dev						1,500	1,500	0	0	
PH Furniture and Equipment						10,000	10,000	0	0	
PH Consultant						11,000	11,000	0	0	
PH Training/Additional Funding						500	500	0	0	
RI Sal/Ben						164,000	164,000	164,000	115,586	
Total						198,000	198,000	164,000	115,586	
Management Fee					1410	151,288	151,288	151,288	67,952	
Total						151,288	151,288	151,288	67,952	
Computer Hardware					1475	40,000	40,000	0	0	
Total						40,000	40,000	0	0	
Bond Payment					1501	442,001	442,001	442,001	442,001	
Total						442,001	442,001	442,001	442,001	
CAL 31-0 TOTAL						1,172,289	1,172,289	1,098,289	886,611	
CAL 31-7					1450	380,825	380,825	380,825	85,848	
Caprot Covers										
Total						380,825	380,825	380,825	85,848	
CAL 31-7 TOTAL						380,825	380,825	380,825	85,848	
CAL 31-8										
Hallway Windows						40,500	40,500	0	0	
Large Pance Box						15,000	15,000	15,000	0	
HVAC						26,270	26,270	26,270	26,270	
New Flooring						320,000	320,000	19,000	0	
Total						401,770	401,770	60,270	26,270	
CAL 31-8 TOTAL						401,770	401,770	60,270	26,270	
CA016 P031 501 09						1,954,884	1,954,884	1,539,384	998,729	

(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
 Page 2 Of 2
 Form HUD-50075.1 (4/2008)

9.0 Housing Needs

Housing Needs of Families on the PHA Waiting List

Waiting List Type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional) Housing
 if used, identify which development/sub-jurisdiction: N/A

	# of families
Total # on the waitlist	10,341
Families with children	UNK
Elderly families	395
Families with Disabilities	378
Race/ethnicity (White)	1,920
Race/ethnicity (Black)	481
Race/ethnicity (Asian/Other)	126
Race/ethnicity (Hispanic)	7,041
Characteristics by Bedroom Size (PH Only)	
Studio	18
1 BR	202
2 BR	210
3 BR	230
4 BR	104
5 BR	14

Is waiting list closed (select one)? X No Yes

How long has it been closed (# of months)? N/A

Does the PHA expect to reopen the list in the PHA Plan year? No X Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No X Yes

Attachment 9.1

Strategy for Addressing Needs

Description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists IN THE UPCOMING YEAR, and the Agency's reasons for choosing this strategy.

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

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

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

ATTACHMENT 10.0a
PHA Goals/Progress
Prior 5-Year Plan

HUD Strategic Goal #1: Increase the availability of decent, safe, and affordable housing.

PHA Goal One: Expand the supply of assisted housing.

Objective: Apply for additional rental vouchers.

Progress: Applied for and received 25 additional VASH vouchers.

Objective: Development of additional rental housing.

Progress: Established a non-profit corporation to oversee development of the 260 public housing units and other future development.

Objective: OHA will seek resources for down payment assistance.

Progress: OHA worked in conjunction with the City of Oxnard to implement the NSP program for first time homebuyers.

Objective: Reduce public housing vacancies.

Progress: The OHA has maintained a vacancy rate of 2 percent or less and a turnaround time to less than 13 calendar days on average.

Objective: Acquire or build units or developments.

Progress:

- The OHA has worked in conjunction with the City of Oxnard and local private developers in planning the development of 79 affordable rental units.
- The OHA has been approved to demolish and dispose of 260 public housing units. It will continue to move forward in planning for the development of this project.
- Demolishing four public housing units in the 31-2 project was determined to be infeasible at this time.

Objective: Leverage private or other public funds to create additional housing opportunities.

Progress: OHA continues to work with The City of Oxnard and private developers in developing affordable rental and owner-occupied units.

Objective: Land banking.

Progress: The OHA has owned a parcel of vacant land and is beginning to plan for the construction of (7) additional affordable rental units on it.

PHA Goal Two: Improve quality of assisted housing.

Objective: Improve PHAS score.

Progress: OHA met its' goal to maintain high performer status during the previous 5 years.

Objective: Improve Voucher management (SEMAP).

Progress: OHA continues to improve on its SEMAP designation and is now a high performer.

Objective: Increase customer satisfaction.

Progress: OHA has held numerous meetings with tenants of public housing section 8 landlords over last 5 yr. period.

Objective: Concentrate on efforts to improve specific management functions.

Progress:

- Maintain appropriate operating reserves for public housing.
- Provided 100 percent annual inspection in public housing section 8.
- Over the last 5 year period the OHA has maintained a high lease-up level for both section 8 and public housing.
- Tenant accounts receivable were less than 5% annually.

Objective: Renovate or modernize public housing.

Progress:

- Completed major rehab of 70 units in 31-3 Colonia village project.
- Continue to modernize public housing units utilizing available CFP & CFRG funding.

Objective: Demolish and dispose of obsolete public housing.

Progress:

- Demolition and disposition of 260 units is currently in process.
- Evaluating remaining public housing project sites for obsolescence/disposal.

Objective: Provide replacement vouchers.

Progress: As part of the development of the 260 units within 31-1 project replacement vouchers will be requested within the next 5 years.

Objective: Other.

Progress:

- OHA has maintained all public housing units to a standard that meets or exceeds UPCS.
- Housing authority issued \$5.8 million in Multi-Family revenue bonds to complete the renovation of housing developments 31-3 & Administrative building at 31-4.
- 31-4 Administrative building replacement completed.

PHA Goal 3: Increase assisted housing choices.

Objective: Provide voucher mobility counseling.

Progress: Voucher mobility counseling will be offered as applicable.

Objective: Conduct outreach efforts to potential voucher landlords.

Progress: Conducted landlord meeting for section 8 owners for existing and prospective Section 8 owners.

Objective: Implement voucher home ownership program.

Progress: While the voucher home ownership program proved infeasible in the prior 5 years, the PHA and its participants will continue to set home ownership as a priority.

Objective: Implement public housing/homeownership programs.

Progress: A total of 62 public housing families have moved from public housing to home ownership during the prior 5 year goal period.

Objective: Senior income limits / other.

Progress: The Housing Authority increased the income limit for seniors and has assisted at least 1 family meeting that criteria.

HUD Strategic Goal #2: Improve community quality of life and economic vitality.

PHA Goal: Provide and improve living environment.

Objective: Implement measures to de-concentrate poverty by bringing higher income public households into lower income housing developments.

Progress: Oxnard Housing Authority has continued to work towards a major development of mixed housing, which will result in de-concentration of poverty by bringing higher income families in to lower income neighborhoods.

Objective: Implement measures to promote income mixing in public housing by assuring access for lower income families in to higher income developments.

Progress:

- Continued to apply rent ranges.
- Continued to provide an admission preference to working households.

Objective: Implement public housing security improvements.

Progress:

- Set standard of graffiti abatement to 8 hours.
- Conducted lawn beautification program.
- Improved landscape design, litter removal, and walkway repairs.
- Worked closely with police dept. on development crime statistics.
- Worked with police and tenant associations to address neighborhood security concerns.
- Contracted with local law enforcement for the screening of applicants in public housing and section 8.
- Installed video surveillance systems in 4 locations.

Objective: Designate developments or buildings for particular resident groups (elderly, person with disabilities).

Progress: The OHA has two buildings designated as senior housing. Palm Vista (100 units) and Plaza Vista (50 units).

HUD Strategic Goal #3: Promote self-sufficiency and Asset Development of families and individuals.

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

Objective: Increase the number and percentage of employed persons in assisted families.

Progress:

- Provided job development and employment services to the residents of public housing through the Family Investment Center.
- Continued implementation of family self-sufficiency programs in Section 8 and public housing.

Objective: Provide and attract supportive services to improve assistance recipients' employability.

Progress: Continued to work with County Cal Works program and other local agencies to assist public assisted families to move from welfare to work.

Objective: Other self-sufficiency efforts.

Progress:

- Implemented public housing family self-sufficiency program for 40 families.
- Continued to implement the Housing Choice Voucher Family Self-Sufficiency program.

HUD Strategic Goal #4: Ensure equal opportunity in housing for all Americans.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

Progress:

- Continued affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
- Continued affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
- Continued affirmative measures to ensure accessible housing to persons with all varieties of disabilities by modifying public housing units in amounts sufficient to meet or exceed the requirements of Section 504 of the Rehabilitation Act of 1973.
 - Other:
- Continued to provide fair housing counseling and dispute resolution services through a working agreement with the Housing Rights Center.

Other PHA Goal #1: Improve housing opportunities for all residents.

Objective:

- Provide homeownership training for residents.
- Build housing for farm workers.
- Expand homeownership opportunities.
- Progress toward new housing for low-income families. (Cuesta)
- Expand rental assistance for low-income families.
- Plan and develop new ways of developing housing for low and moderate-income families.

Progress:

- Provided homeownership training for residents.
- No projects completed for farm workers in the past 5 years.
- Working in conjunction with NSP 1 program to offer home ownership opportunities, we currently expect to have 6 first time home buyers.
- Working on development of 79 housing units for low-income families located in South Oxnard.
- Received 25 VASH vouchers.
- Continued public and private partnerships for future development.

PHA Goal: Promote the quality of housing for low income households.

Objective:

- Expand the rehab of existing housing.
- Continue to modernize Oxnard's public housing.
- Maintain the City's public housing communities in a condition that exceeds HUD's physical condition standards, including their aesthetics and landscaping.

Progress:

- Working in conjunction with the NSP program, 6 homes have been rehabilitated.
- Completed work using current year funding and ARRA funding on several modernization projects, including elevator rehab, bathroom rehab, sliding glass doors, carports, and other major improvements to public housing.
- Maintained the City's public housing communities in a condition that exceeds HUD's Uniform Physical Conditions Standards, including aesthetics and landscaping.

PHA Goal: Improve quality of life for housing clients.

Objective:

- Expand needed service for public housing and Section 8 participants.
- Improve job opportunities for public housing and section 8 participants.
- Improve public safety and security in public housing.
- Continue the "one strike" policy for the benefit of all public housing.

Progress:

- Expanded needed service for public housing and Section 8 participants.

- Implementing Family and Self-sufficiency programs and job development.
 - Worked closely with police dept. in development crime statistics.
 - Worked with police and public housing tenant associations to address neighborhood security concerns.
 - Contract with local law enforcement for the screening of applicants in public housing and Section 8.
 - Installed video surveillance systems in 4 locations.
- Continued the “one strike” policy for the benefit of all public housing.

PHA Goal: Enhance staff’s quality of work life to better serve our residents.

Objective:

- Improve our office facilities.
- Provide adequate and functional equipment and tools.
- Strengthen safety and wellness in the workplace.
- Expand our information technology.
- Enhance staff’s professional development opportunities, including cross-training on mixed financing housing compliance requirements.
- Improve the delivery of quality customer service.
- Strengthen the department’s management and financial resources.

Progress:

- Improved our office facilities including development of new administrative building at site 31-4.
- Provided adequate and functional equipment and tools. Trucks, snakes, and spray equipment, etc.
- Meet regularly with the IIPP Committee.
- Upgraded to Yardi software and purchased new hardware to enable technology enhancements.
- Have continued to seek and fund opportunities for staff’s professional development.
- Have continued to monitor and evaluate customer service.
- Have continued development of management resources and strategic identification of financial resources.

PHA Goal: Convert to Project based accounting and Asset Management.

Objective: Implement all applicable provisions of the Public Housing Operating Fund Program Final Rule, dated Sept. 29, 2005.

Progress:

- Implemented all applicable provisions of 24 CFR part 990.
- Agency has converted to project based accounting and Asset Management
OHA identified 6 AMP.
- OHA met all deadlines for asset management and project based accounting.
- OHA continues to meet bi-weekly with staff on Asset Management/Project Based Accounting.
- Conducted study session with OHA Board of Commissioners on conversion to Asset Management.

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

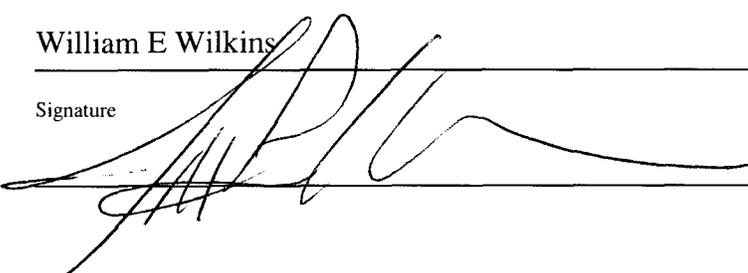
Housing Authority of the City of Oxnard
PHA Name

CA-031
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2011- 2016

Annual PHA Plan for Fiscal Years 2011- 2012

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
William E Wilkins	Housing Director
Signature	Date
	4/12/2011

ATTACHMENT 11.06
Certification for
a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Housing Authority of the City of Oxnard

Program/Activity Receiving Federal Grant Funding

Public Housing/Capital Fund

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

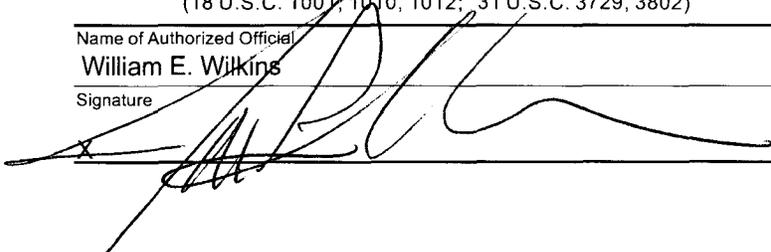
All Public Housing sites: 31-1, 31-2, 31-3, 31-4, 31-5, 31-7, 31-8

435 South D Street; 300 North Marquita Street; 5200 Squires Drive
City of Oxnard, County of Ventura, CA 93030

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official William E. Wilkins	Title Housing Director
Signature 	Date 4/12/2011

ATTACHMENT 11.00
Certification of Payments
to Influence Federal Transactions

OMB Approval No. 2577-0157 (Exp. 3/31/2010)

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

Applicant Name

Housing Authority of the City of Oxnard

Program/Activity Receiving Federal Grant Funding

Public Housing/Capital Fund

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

William E. Wilkins

Title

Housing Director

Signature

Date (mm/dd/yyyy)

04/12/2011

Previous edition is obsolete

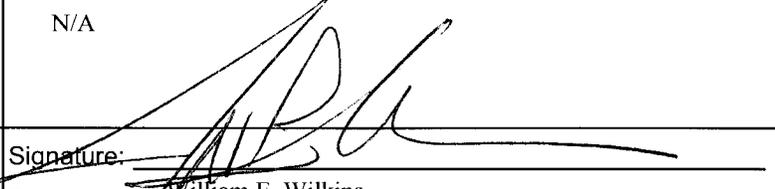
form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

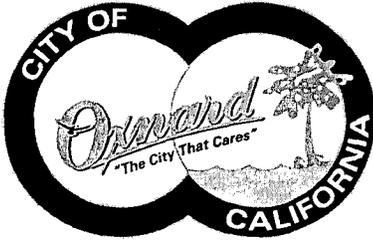
DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 23	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: 14.884 CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>William E. Wilkins</u> Title: <u>Housing Director</u> Telephone No.: <u>805-385-8096</u> Date: <u>4/12/2011</u>	
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	



ATTACHMENT 11.0 §

Department of Housing and Urban Development
611 W. 6th Street Suite 800
Los Angeles, Ca. 90017-3127

Re: Oxnard Housing Authority response to comments received by the Resident Advisory Board regarding changes to the Five Year Plan.

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Two meetings were held with the Resident Advisory Board (RAB) on February 22, and March 14, 2011. The purpose of the meeting was to receive comments to significant changes to the proposed Five Year Plan. Additionally, a Public Hearing was held on April 5, 2011.

The comments received verbally at the RAB were in regards to the pet deposit increase and the late fees being assessed.

The concerns brought forward regarding the pet deposits were:
“Is this policy going to be retro-active?”
“Why is there an increase?”

The concerns brought forward regarding late fees were:
“Five day grace period is too short, many times we don’t receive our checks until the third day of the month, and can this be changed to fifteen days?”

There were 4 written comments received regarding the proposed plan. Based on the input and comments received the Oxnard Housing Authority revised three of the proposed amendments.

The proposed amendments and the revisions to the proposed amendments are as follows:

Pet policy: “Pet owners will be required to pay a pet deposit of \$150. The deposit may be paid in three equal monthly payments prior to the pet being brought onto the premises”

Revision to Pet policy: “Pet owners moving into Public Housing as new tenants on or after July 1, 2011 are required to pay a pet deposit of \$100.00, which may be paid in equal monthly payments over a period of six months.”

Late payment: “If the resident fails to make payment by end of office hours on the fifth day of the month, a late fee of \$25 will be charged. Notices of late fees will be in accordance with requirements regarding notices of adverse action. Charges are due and payable 14 calendar days after billing. If the family requests a grievance hearing within the required timeframe, the PHA may not take action for non-payment of the late fee until the conclusion of the grievance process. If the resident can document financial hardship, the late fee may be waived on a case-by-case basis.”

Revision to Late payment: “The fifth day of the month was changed to the fifteenth day of the month; a late charge of \$25 will still be in effect.

Involuntary Displacement: Staff proposes removing the current method for defining Involuntary Displacement under the Section 8/Housing Choice Voucher program.

Staff proposes modifying the tenant selection policy for local preferences in both Public Housing and Section 8/Housing Choice Voucher programs to read as follows:

Involuntary Displacement: “Families are considered to be involuntarily displaced if they are required to vacate their unit located within the municipality of Oxnard as a result of an improvement or development project to which the Oxnard Housing Authority has an ownership interest.”

“Applications will be accepted for families qualified under this category and the displacement preference will be applied.”