

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 8/30/2011

1.0	PHA Information PHA Name: <u>Area Housing Authority of the County of Ventura</u> PHA Code: <u>CA092</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2012</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>355</u> Number of HCV units: <u>2,532</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. N/A				
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: N/A				
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. N/A				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. A. Revised PHA Plan Elements Plan elements that have been revised by the PHA since its last Annual Plan submission: <input checked="" type="checkbox"/> Capital Fund Program Annual Statement updated. <input checked="" type="checkbox"/> Capital Fund Program Five-Year Action Plan updated. <input checked="" type="checkbox"/> Public Housing Conversion. B. Public Access to Information Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply) <u>Display locations for PHA Plans and Supporting Documents:</u> The PHA Plans and attachments (if any) are available for public inspection at: <input checked="" type="checkbox"/> The main administrative office of the PHA. <input checked="" type="checkbox"/> The PHA's website: ahacv.org PHA Plan Elements (24 CFR 903.7) 1. Eligibility, Selection and Admissions Policies, including Deconcentration and Waiting List Procedures. <u>AHA Policies for Public Housing:</u> <ul style="list-style-type: none"> The AHA verifies eligibility for admission to Public Housing when the family reaches the top of the waiting list, at which time a full application is completed. Final determination of eligibility for admission occurs and the AHA ensures that verification of all HUD and AHA eligibility factors is current in order to determine the family's eligibility for an offer of a suitable unit. Screening factors used by the AHA to establish eligibility for admission to Public Housing: criminal or drug-related activity, rental history, credit history, eviction history, living or housekeeping habits at prior residences, history of repeated acts of violence, history of threatening behavior, history of alcohol or substance abuse, sex offender registration requirement, and/or conviction for manufacture of methamphetamine on the premises of federally assisted housing. Local law enforcement agencies are consulted. AHA maintains a community-wide waiting list, within that list applicants may designate development(s) in which they seek to reside. Applicants may apply for admission to Public Housing at the AHA's main administrative office. Applicants are ordinarily given three or more vacant unit choices before they fall to the bottom, or are removed from, the waiting list. The AHA plans to exceed federal targeting requirements by targeting more than 40% of all new admissions to Public Housing to families at or below 30% of median area income. In the following circumstances, transfers take precedence over new admissions: emergencies, over-housed, medical justification, and/or administrative reasons determined by the AHA such as permit modernization work. The AHA has an established list of preferences for admission: resident, working families, and veteran/active serviceperson. The wait list will be prioritized according to date and time of submission. 				

AHA Policies for HCV:

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

2. Financial Resources.

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

3. Rent Determination.

AHA Rent Determination Policies for Public Housing:

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

AHA Rent Determination Policies for HCV Housing:

- The AHA currently uses the payment standard of 104% of FMR. Payment standards are re-evaluated annually.
- In determining adequacy of its payment standard, the AHA considers the success rates of assisted families, rent burdens of assisted families, and Section 8 funding of per-unit cost.
- Minimum HCV rent: \$50.
- The AHA has adopted no discretionary minimum rent hardship exemption policies.

4. Operation and Management.

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

- The AHA maintains dwelling units and the project in decent, safe and sanitary condition and makes necessary repairs within a reasonable time frame.
- The AHA inspects each dwelling unit prior to move-in, at move-out, and annually during occupancy.
- A supervisor or other qualified person conducts quality control inspections of a sample of units to ensure each inspector is conducting accurate and complete inspections and there is consistency in application of HQS/UPCS.
- If damages have been caused by a household member or guest, the family can be charged for reasonable cost of repairs. The AHA may also determine it necessary to take lease enforcement action against the family, if appropriate.
- Residents whose housekeeping habits pose a non-emergency health or safety risk, encourage insect or rodent infestation, purposely disengage the unit's smoke detector, or cause damage to the unit are in violation of the lease. In such a case, the AHA provides proper notice of lease violation.
- When applicable, families are charged for maintenance and/or damages according to the AHA's actual cost of labor and materials to make needed repairs.

5. Grievance Procedures.

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

- In the case of a decision which may have a negative impact on an applicant family, it is the right of the complainant to appeal the decision and request an informal hearing before a hearing panel.
- Housing Authority Grievance Procedures detail the manner in which this hearing is arranged and conducted.
- Said Grievance Procedures are incorporated by reference in the tenant lease and a copy is provided the tenant.
- Following a hearing panel decision which favors the AHA or project management, the complainant may request an appeal.

6. Designated Housing for Elderly and Disabled Families.

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

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

7. Community Service and Self-Sufficiency.

Services and amenities for Public Housing assisted families:

- Adult residents contribute 8 hours per month of community service or can participate in economic self-sufficiency program.
- After-School programs for youth are held at several sites.
- Nutrition classes are held to educate seniors of the importance of a healthy, balanced diet.

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- Free screening clinics are offered for early diagnosis of potential health problems.
- Local service providers make presentations to residents.
- During the summer months, the Lunch Program serves lunches to resident children.
- Transportation is available to local agencies and doctors' appointments.
- Local agencies offer informative presentations on senior issues.
- Referrals to supportive services are offered to seniors through the Case Management Program.

8. Safety and Crime Prevention.

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

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

9. Pets.

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

- The Housing Authority has a pet policy in place with regard to both assistance animals and pets for all developments.
- Residents must ensure that animals do not pose a direct threat to the health or safety of others, or cause substantial physical damage to the development, dwelling unit, or property of other residents.
- Pets must be registered with the AHA before they are brought onto the premises, and pets will not be approved to reside in a unit until there has been completion of the registration requirements detailed in its pet policy and applicable house rules. Said policy defines reasonable requirements including limitations and/or prohibitions.
- Residents who have been approved to have a pet must enter into a pet agreement and pay a pet deposit.
- Pets must be maintained within the resident's unit. When outside the unit, dogs and cats must be kept on a leash or carried and under control of the resident at all times.
- Standards of care and cleanliness must be met and tenants who own or keep pets in their units may be required to pay a refundable pet deposit, in addition to any other financial obligation.

10. Civil Rights Certification.

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

11. Fiscal Year Audit.

An independent CPA firm, Mayer Hoffman McCann P.C., 2301 Dupont Drive, Suite 200, Irvine, CA 92612, performs the annual audit of financial statements of each major fund and the aggregate fund information of the Area Housing Authority of the County of Ventura (Authority), which collectively comprise the Authority's basic financial statements.

12. Asset Management.

The AHA's Site Managers and Maintenance staff is well-experienced in the daily operations and maintenance of the Public Housing properties. Move-out and move-in inspections of all units, including repairs, will be performed either by staff or an outside contractor as determined best. Inventory for repairs will be purchased on an as-needed basis, thus eliminating the need to store extra material. Staff will recommend property improvements including modernization and rehabilitation of sites. Some will be funded through the Capital Fund Program. Staff will coordinate the projects directly with outside contractors through completion of the job.

Long term planning will be conducted by reviewing work orders for the year, as well as life expectancies of current building systems.

A Physical Needs Assessment has been completed in recent years to assist in possible future rehabilitation needs.

All properties will be maintained to the highest standard of decent, safe and sanitary housing.

13. Violence Against Women Act (VAWA).

Activities or services relative to Housing Authority adherence to VAWA, for child or adult victims of domestic violence, dating violence, sexual assault or stalking:

- The Housing Authority adheres to fair housing practices, providing fair housing referral services to clients and residents as appropriate.
- The AHA notifies HCV participants of their protections and rights under VAWA at the time of admission, as well as at the time of annual reexamination. This notice explains protections offered under the law and informs them of confidentiality requirements. It also provides participants with contact information of local victim advocacy groups, etc.
- HCV applicants cannot be denied admission on the basis that the applicant is, or has been, a victim of domestic violence, dating violence, or stalking, so long as the applicant otherwise qualifies for assistance.
- The AHA observes a local preference for Involuntarily Displaced (includes victims of domestic violence).
- The AHA uses procedures to establish eligibility to program participation; factors which include criminal or drug-related activity, history of alcohol or substance abuse, and/or sex offender registration requirement; as part of its efforts to prevent tenant crime.
- The Housing Authority informs property owners and managers about their screening and termination responsibilities as it relates to VAWA.

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7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>(a) Hope VI or Mixed Finance Modernization or Development Not applicable – the PHA has received no HOPE IV revitalization grants.</p> <p>(b) Demolition and/or Disposition Not applicable at present time.</p> <p>(c) Exploring Conversion of Public Housing to Section 8</p> <p>The Housing Authority is committed to retaining the affordability of all units and offering residents freedom to choose where to live. Because it is becoming increasingly difficult to meet these goals through HUD's Capital Fund Program (CFP), in the coming year the AHA intends to explore the options available for conversion to Section 8. The Housing Authority will conduct preliminary assessments of its portfolio to determine whether it would be appropriate to apply for participation in the Rental Assistance Demonstration; pursue voluntary conversion, or pursue disposition to its affiliate nonprofit. Under any circumstance, the AHA is committed to preserving its existing housing units and ensuring that the portfolio remains under the purview of the agency.</p> <p>(d) Homeownership The AHA has an established Homeownership option program using the Section 8 HCV. An eligible Section 8 participant may purchase a home and receive monthly homeownership assistance payments toward their mortgage. Information about AHA's Homeownership program can be found in Chapter 15 of the housing authority's Administrative Plan for the Section 8 Tenant-Based Assistance Program (HCV).</p> <p>(e) Project-based Vouchers The AHA may project-base up to 20% of its Housing Choice Voucher assistance or the maximum permitted by any amendment to 24 CFR Part 983. The units may be located throughout the Housing Authority's jurisdictional area, which includes the cities of Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, Thousand Oaks, and the unincorporated area of the County of Ventura. All new Project-Based assistance agreements or HAP contracts created by the Housing Authority will be for census tracts within the jurisdictional area, which have poverty rates of less than 20 percent. The AHA's Project-Based Voucher Policies are included in Chapter 17 of its Administrative Plan for the Section 8 Tenant-Based Assistance Program (Housing Choice Voucher Program) and is consistent with the Housing Authority's goal to maintain and preserve affordable housing in its jurisdictions. Utilizing Project-Based Vouchers will ensure that affordability levels are maintained in projects serving very low income individuals and families.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

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

The AHA recognizes that household income is an important consideration when evaluating housing and community development needs, since low income typically constrains people's ability to obtain adequate housing or services. The following housing needs information was revised based on data obtained from the most recent Comprehensive Housing Affordability Strategy (CHAS) data.

In the tables that follow, the AHA uses HUD-established income definitions: extremely low income 0-30 percent of AMI; low income 31-50 percent of AMI; and moderate income 51-80 percent of AMI.

The "overall" column provides the estimated number of renter families that have housing needs.

For remaining characteristics, the impact is rated on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact". N/A is used to indicate that no information is available upon which the AHA can make this assessment.

AHA's jurisdiction:

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

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

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

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

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

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Housing Needs of Families in the Jurisdiction (Simi Valley) by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	1,035	5	4	N/A	N/A	4	N/A
Income >30% but <=50% of AMI	839	5	4	N/A	N/A	4	N/A
Income >50% but <80% of AMI	1,512	5	4	N/A	N/A	3	N/A
Elderly	813	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	UNK	N/A	N/A	N/A	N/A		N/A
Race/Ethnicity	66%	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	27%	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	5%	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	2%	N/A	N/A	N/A	N/A	N/A	N/A

Housing Needs of Families in the Jurisdiction (Thousand Oaks) by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	1,234	5	5	N/A	N/A	4	N/A
Income >30% but <=50% of AMI	1,242	5	5	N/A	N/A	4	N/A
Income >50% but <80% of AMI	1,666	5	5	N/A	N/A	3	N/A
Elderly	1,596	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	UNK			N/A	N/A		N/A
Race/Ethnicity	UNK			N/A	N/A		N/A
Race/Ethnicity	UNK			N/A	N/A		N/A

Housing Needs of Families in the Jurisdiction (Unincorporated County) by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	1,748	5	5	N/A	N/A	5	N/A
Income >30% but <=50% of AMI	1,625	5	5	N/A	N/A	4	N/A
Income >50% but <80% of AMI	1,965	5	5	N/A	N/A	4	N/A
Elderly	882	N/A		N/A	N/A		N/A
Families with Disabilities	UNK			N/A	N/A		N/A
Race/Ethnicity	UNK			N/A	N/A		N/A
Race/Ethnicity	UNK			N/A	N/A		N/A

9.1

Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.

Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

- The Area Housing Authority of the County of Ventura (AHA) continues to maintain existing safe and decent affordable housing projects to maximize its availability to lower income residents.
- The AHA leverages available resources to maximize the number of households served and provide incentives which will promote the inclusion of affordable housing units in all new residential developments.
- The AHA encourages private development and investment in affordable housing units which can include homebuyer, existing homeowner rehabilitation, rental housing acquisition, rehabilitation and/or new construction.
- The AHA strives to influence State and Federal legislation to increase funding for affordable housing maintenance and construction and facilitates partnerships with organizations, developers and lenders to implement programs that preserve and add to the affordable housing inventory.
- The AHA is not only a property owner and a manager, but also a financial partner in the development of low income housing, and strives to achieve goals in facilitating family and individual self-sufficiency and well-being.
- The AHA began construction on a 20-unit affordable housing family development at 20 Charles Street (AKA Charles Street Terrace), in the City of Moorpark, with an expected completion date in March 2012.
- The AHA continues to administer services for the Tenant Based Rental Assistance Program for very low income Thousand Oaks households, also the Senior Rent Subsidy Program sponsored by the City of Simi Valley.

<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Despite funding and regulation obstacles, the AHA adapted to changes and continues to address issues needed to attain its own goals in one of the highest-cost counties in the State of California. AHA’s goal continues to be expansion of the supply of decent, safe, and affordable housing, and it will continue to leverage private or other public funds to create opportunities in housing.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>AHA’s definition is a 50% deletion from, or addition to, the goals and objectives as a whole; and 50% or more decrease in quantifiable measurement of any individual goal and objective. Significant amendment or modification to the Annual Plan is any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund program annual statement; any change in a policy or procedure that requires a regulatory 30-day posting; any submission to HUD that requires a separate notification to residents; Public Housing conversions; Demolition/Disposition; designated housing or homeownership programs; and any change inconsistent with local approved Consolidated Plans and the discretion of the AHA’s Executive Director.</p>
<p>11.0</p>	<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.</p> <p>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> <p>Required documents follow.</p>

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

**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 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 7/1/12, 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 NetLec 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 par. 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 1958 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 1958, 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 59, 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 1957 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.

Area Housing Authority of the County of Ventura
 PHA Name

CAC92
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

Annual PHA Plan for Fiscal Year 2013

I hereby certify that all the information stated herein, as well as any information provided in the accompanying 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, 16 U.S.C. 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Douglas A. Tapking	Title Executive Director
Signature 	Date March 28, 2012

**Certification for
a Drug-Free Workplace**

U.S. Department of Housing
and Urban Development

Applicant Name

Area Housing Authority of the County of Ventura

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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.)

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 accompanying 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 Douglas A. Tapking	Title Executive Director
Signature <i>Douglas A. Tapking</i>	Date March 28, 2012

Form HUD-50070 (3/08)
ref. Handbooks 7417.1, 7475.13, 7485.1 & 3

**Certification of Payments
to Influence Federal Transactions**

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

OMB Approval No. 2577-0167 (Exp. 01/31/2014)

Applicant Name

Area Housing Authority of the County of Ventura

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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 sub recipients 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, 3302)

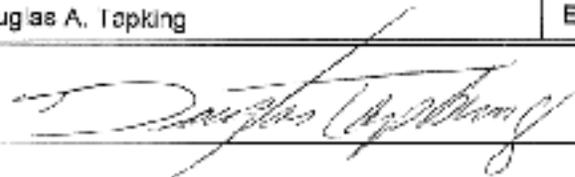
Name of Authorized Official

Douglas A. Tapping

Title

Executive Director

Signature



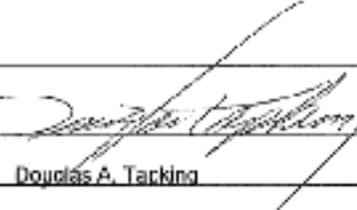
Date (mm/dd/yyyy)

March 28, 2012

Previous edition is obsolete form HUD 52071 (3/08)

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 51 U.S.C. 1352
 (See reverse for public burden disclosure)

1. Type of Federal Action: <input 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 type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>NOT APPLICABLE for this applicant. No payments have been made to lobbying entities on behalf of a covered Federal action.</p> </div>	
Congressional District, if known:	Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
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 tier action 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>Douglas A. Tackling</u> Title: <u>Executive Director</u> Telephone No: <u>815/480-8981 ext. 890</u> Date: <u>March 28, 2012</u>	
Federal Use Only.	Authorized for Local Reproduction Standard Form 111 (Rev. 7-97)	

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 8/30/2011**

**Attachment
11 F, G**

CA092 PHA Fiscal Year 2013, beginning 07/01/2012

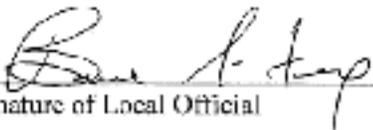
11.9	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-90075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan.</p> <p>Note: Faxed copies of these documents will not be accepted by the Field Office.</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>The Resident Advisory Board Meeting took place on January 31, 2012, at 4:00 p.m. No comments were offered in the formulation of the Area Housing Authority's PHA Annual Plan FY2013.</p> <p>(g) Challenged Elements.</p> <p>The Resident Advisory Board Meeting took place on January 31, 2012, at 4:00 p.m. No elements were challenged in the formulation of the Area Housing Authority's PHA Annual Plan FY2013.</p>
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Certification by State or Local
Official of PHA Plan Consistency
with the Consolidated Plan

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

**Certification by State or Local Official of PHA Plan's Consistency
with the Consolidated Plan**

I, Bruce Feng, the City Manager of the City of Camarillo, CA, certify that the PHA
Annual Plan for Fiscal Year 2013 of the Area Housing Authority of the County of
Ventura is consistent with the Consolidated Plan of the City of Camarillo, CA,
prepared pursuant to 24 CFR Part 91.



Signature of Local Official

3/7/12

Date

Form HUD-50077-SL (1/2006)
OMB Approval No. 2577-0226

Certification by State or Local
Official of PHA Plan Consistency
with the Consolidated Plan

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

**Certification by State or Local Official of PHA Plan's Consistency
with the Consolidated Plan**

I, Yvonne Quiring, the City Manager of the City of Fillmore, CA, certify that the
PHA Annual Plan for Fiscal Year 2013 of the Area Housing Authority of the County of
Ventura is consistent with the Consolidated Plan of the City of Fillmore, CA, prepared
pursuant to 24 CFR Part 91.



Signature of Local Official

3/7/12

Date

Form HUD-50077-SL (1/2009)
OMB Approval No. 2577-0226

Certification by State or Local
Official of PHA Plan Consistency
with the Consolidated Plan

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

**Certification by State or Local Official of PHA Plan's Consistency
with the Consolidated Plan**

I, Steven Kuevy, the City Manager of the City of Moorpark, CA, certify that the
PHA Annual Plan for Fiscal Year 2013 of the Area Housing Authority of the County of
Ventura is consistent with the Consolidated Plan of the City of Moorpark, CA,
prepared pursuant to 24 CFR Part 91.

Steven Kuevy
Signature of Local Official

3/6/12
Date

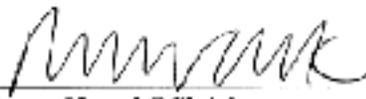
Form HUD-50077-SL (1/2005)
OMB Approval No. 2577-0228

Certification by State or Local
Official of PHA Plan Consistency
with the Consolidated Plan

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

**Certification by State or Local Official of PHA Plan's Consistency
with the Consolidated Plan**

I, Robert Clark, the City Manager of the City of Ojai, CA, certify that the PHA
Annual Plan for Fiscal Year 2013 of the Area Housing Authority of the County of
Ventura is consistent with the Consolidated Plan of the City of Ojai, CA, prepared
pursuant to 24 CFR Part 91.


Signature of Local Official

3/6/12
Date

Form HUD-50077-SL (1/2009)
OMB Approval No. 2577-0226

Certification by State or Local
Official of PHA Plan Consistency
with the Consolidated Plan

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

**Certification by State or Local Official of PHA Plan's Consistency
with the Consolidated Plan**

I, Scott Mitnick, the City Manager of the City of Thousand Oaks, CA, certify that
the PHA Annual Plan for Fiscal Year 2013 of the Area Housing Authority of the
County of Ventura is consistent with the Consolidated Plan of the City of Thousand
Oaks, CA, prepared pursuant to 24 CFR Part 91.


Signature of Local Official

March 7, 2012
Date

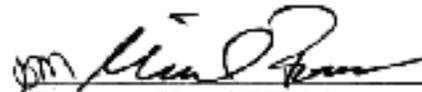
Form HUD-50077-SL (1/2009)
OMB Approval No. 2577-0226

Certification by State or Local
Official of PHA Plan Consistency
with the Consolidated Plan

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

**Certification by State or Local Official of PHA Plan's Consistency
with the Consolidated Plan**

I, Michael Powers, the County Executive Officer of the County of Ventura, CA,
certify that the PHA Annual Plan for Fiscal Year 2013 of the Area Housing Authority
of the County of Ventura is consistent with the Consolidated Plan of the County of
Ventura, CA, prepared pursuant to 24 CFR Part 91.



Signature of Local Official

2/14/12

Date

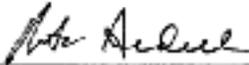
Form HUD-50077-SL (1/2009)
OMB Approva No. 2577-0226

Certification by State or Local
Official of PHA Plan Consistency
with the Consolidated Plan

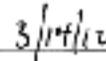
U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

**Certification by State or Local Official of PHA Plan's Consistency
with the Consolidated Plan**

I, Mike Sedell, the City Manager of the City of Simi Valley, CA, certify that the
PHA Annual Plan for Fiscal Year 2013 of the Area Housing Authority of the County of
Ventura is consistent with the Consolidated Plan of the City of Simi Valley, CA,
prepared pursuant to 24 CFR Part 91.



Signature of Local Official



Date

Form HUD-50077-SL (1/2009)
OMB Approval No. 2577-0226



RESOLUTION NO. 942

**A Resolution of the Area Housing Authority of the County of Ventura (AHA)
Authorizing Adoption of the Annual Plan for Fiscal Year 2013**

WHEREAS, Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires Public Housing Agencies to develop and submit 5-Year Plans and Annual Plans;

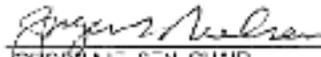
WHEREAS, HUD requires annual updates incorporating changes necessitated by new or revised regulations and changes in AHA established policy; and

WHEREAS, in accordance with HUD requirements, the Annual Plan for Fiscal Year 2013 was available for public review for a 45-day period commencing on January 30, 2012, and for public hearing on March 21, 2012, and any comments determined applicable will be incorporated prior to the electronic submittal to HUD; and

WHEREAS, in accordance with HUD requirements, a copy of Form HUD-50076, PHA Certification of Compliance with the PHA Plans and Related Regulations, signed by the AHA's Executive Director, Douglas A. Tapking, as well as a duly-passed Board Resolution must accompany hard copy transmittal of the Annual Plan to the local HUD field office in addition to electronic submission of the Plan to HUD.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Area Housing Authority of the County of Ventura that it does hereby adopt the Annual Plan for Fiscal Year 2013 and authorize signature of Form HUD-50076 by Executive Director, Douglas A. Tapking.

DATED: March 28, 2012



JØRGEN NIELSEN, CHAIR
Area Housing Authority Board of Commissioners

STATE OF CALIFORNIA
COUNTY OF VENTURA

I, Douglas A. Tapking, Executive Director of the Area Housing Authority of the County of Ventura, do hereby certify that the above and foregoing resolution was duly passed and adopted by the Commissioners of the Area Housing Authority of the County of Ventura at a regular meeting thereof, held on March 28, 2012, by the following to-wit:

AYES: GARCIA, JENKS, LECH, LUNN, McCLENAHAN, MERCER, NAGEL, NIFI SPN, NIKKOMANESH, NOBLE, PAINTER, and PANOSSIAN.

NOES: NONE.

ABSTAIN: NONE.

ABSENT: WALL.



DOUGLAS A. TAPKING, Executive Director

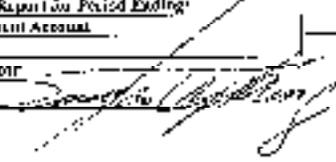
8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Area Housing Authority of the County of Ventura			Grant Type and Number Capital Fund Program Grant No: CA016P092-501-12 Replacement Housing Factor Grant No:		Federal FY of Grant: 2012
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000.00			
3	1408 Management Improvements	73,378.00			
4	1410 Administration	36,689.00			
5	1411 Audit	1,500.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	56,445.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	197,879.00			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	366,891.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

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

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

Part I: Summary			
PIA Name: Area Housing Authority of the County of Ventura		Grant Type and Number Capital Fund Program Chart No. 0440-890-0102 Date of: / /	
		FFY of Grant: 2012 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Special for Disaster Emergencies <input type="checkbox"/> Final Annual Statement, Performance <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Annual Cost	
		Original	Received
		Obligated	Expended
Signature of Executive Director		Date	Signature of Public Housing Director
		March 28, 2012	

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

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Area Housing Authority of the County of Ventura			Grant Type and Number Capital Fund Program Grant No: CA16P092-501-12 Replacement Housing Factor Grant No:			Federal FY of Grant: 2012		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA092000010								
5PHA-WIDE	Operations	1406		85.00				
	Total 1406		LS	85.00				
PHA-WIDE	Management	1408						
	Resident Services Administration	1408.01	LS					
	Resident Services Activities Assistant	1408.01	LS	3,669.00				
	PHA Staff Training/Travel	1408.04	LS					
	Total 1408			3,669.00				
PHA-WIDE	Audit Fee	1411						
	CFP AMCC Audit Fee		LS					
	Total 1411							
PHA-WIDE	Fees and Costs							
	Housing Assets Director	1430.12	LS					
	PHA-Wide A & E/Consulting Fees	1430.02	LS					
	Total 1430							
PHA-WIDE	Non-Dwelling Equipment	1475						

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Area Housing Authority of the County of Ventura			Grant Type and Number Capital Fund Program No: CA16P092-501-12 Replacement Housing Factor No:				Federal FY of Grant: 2012
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Central Office Cost Center CA092000003	3/11/2014			3/11/2016			
Whispering Oaks CA092000005	3/11/2014			3/11/2016			
Florence Janss CA092000007	3/11/2014			3/11/2016			
Leggett Court CA092000009	3/11/2014			3/11/2016			
Roth Apartments CA092000010	3/11/2014			3/11/2016			
Tafoya Terrace CA092000015	3/11/2014			3/11/2016			
Ellis Terrace CA092000016	3/11/2014			3/11/2016			
Fiore Gardens							

8.2 Capital Fund Program Five-Year Action Plan

Part I: Summary						
PHA Name/Number: Area Housing Authority of the County of Ventura/CA092		Locality: Newbury Park/Ventura/California			(X) Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name CA092000003 Whispering Oaks	Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year 2 FFY <u>2013</u>	Work Statement for Year 3 FFY <u>2014</u>	Work Statement for Year 4 FFY <u>2015</u>	Work Statement for Year 5 FFY <u>2016</u>
B.	Physical Improvements Subtotal	Annual Statement	260,493.00	440,700.00	401,100.00	221,673.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		290,849.00	430,700.00	388,600.00	108,673.00
L.	Total Non-CFP Funds					
M.	Grand Total		290,849.00	430,700.00	388,600.00	108,673.00

8.2 Capital Fund Program Five-Year Action Plan

Part I: Summary						
PHA Name/Number : Area Housing Authority of the County of Ventura/CA092			Locality: Newbury Park/Ventura/California		(X) Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name CA092000005 Florence Janss	Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year 2 FFY <u>2013</u>	Work Statement for Year 3 FFY <u>2014</u>	Work Statement for Year 4 FFY <u>2015</u>	Work Statement for Year 5 FFY <u>2016</u>
B.	Physical Improvements Subtotal	Annual Statement	113,491.00	169,300.00	114,261.00	244,400.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		229,581.00	201,300.00	252,929.00	80,700.00
L.	Total Non-CFP Funds					
M.	Grand Total		229,581.00	201,300.00	252,929.00	80,700.00

8.2 Capital Fund Program Five-Year Action Plan

Part I: Summary						
PHA Name/Number: Area Housing Authority of the County of Ventura/CA092		Locality: Newbury Park/Ventura/California			(X) Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name CA092000007 Leggett Court	Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year 2 FFY <u>2013</u>	Work Statement for Year 3 FFY <u>2014</u>	Work Statement for Year 4 FFY <u>2015</u>	Work Statement for Year 5 FFY <u>2016</u>
B.	Physical Improvements Subtotal	Annual Statement	116,981.00	103,400.00	195,000.00	80,700.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		346,038.00	127,900.00	195,000.00	80,700.00
L.	Total Non-CFP Funds					
M.	Grand Total		346,038.00	127,900.00	195,000.00	80,700.00

8.2 Capital Fund Program Five-Year Action Plan

Part I: Summary						
PHA Name/Number: Area Housing Authority of the County of Ventura/CA092		Locality: Newbury Park/Ventura/California			(X) Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name CA092000009 Roth Apartments	Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year 2 FFY <u>2013</u>	Work Statement for Year 3 FFY <u>2014</u>	Work Statement for Year 4 FFY <u>2015</u>	Work Statement for Year 5 FFY <u>2016</u>
B.	Physical Improvements Subtotal	Annual Statement	75,146.00	39,400.00	150,000.00	88,200.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		136,706.00	39,400.00	150,000.00	288,200.00
L.	Total Non-CFP Funds					
M.	Grand Total		136,706.00	39,400.00	150,000.00	288,200.00

8.2 Capital Fund Program Five-Year Action Plan

Part I: Summary						
PHA Name/Number: Area Housing Authority of the County of Ventura/CA092		Locality: Newbury Park/Ventura/California			(X) Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name CA092000010 Tafoya Terrace	Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year 2 FFY <u>2013</u>	Work Statement for Year 3 FFY <u>2014</u>	Work Statement for Year 4 FFY <u>2015</u>	Work Statement for Year 5 FFY <u>2016</u>
B.	Physical Improvements Subtotal	Annual Statement	24,167.00	190,000.00	148,860.00	169,000.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		36,507.00	190,000.00	148,860.00	226,000.00
L.	Total Non-CFP Funds					
M.	Grand Total		35,507.00	190,000.00	148,860.00	226,000.00

8.2 Capital Fund Program Five-Year Action Plan

Part I: Summary						
PHA Name/Number: Area Housing Authority of the County of Ventura/CA092		Locality: Newbury Park/Ventura/California			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name CA092000015 Ellis Terrace	Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year 2 FFY <u>2013</u>	Work Statement for Year 3 FFY <u>2014</u>	Work Statement for Year 4 FFY <u>2015</u>	Work Statement for Year 5 FFY <u>2016</u>
B.	Physical Improvements Subtotal	Annual Statement	79,137.00	36,880.00	228,696.00	38,750.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		228,950.00	36,880.00	228,696.00	57,900.00
L.	Total Non-CFP Funds					
M.	Grand Total		228,950.00	36,880.00	228,696.00	57,900.00

8.2 Capital Fund Program Five-Year Action Plan

Part I: Summary						
PHA Name/Number: Area Housing Authority of the County of Ventura/CA092		Locality: Newbury Park/Ventura/California			(X) Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name CA092000016 Fiore Gardens	Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year 2 FFY <u>2013</u>	Work Statement for Year 3 FFY <u>2014</u>	Work Statement for Year 4 FFY <u>2015</u>	Work Statement for Year 5 FFY <u>2016</u>
B.	Physical Improvements Subtotal	Annual Statement	61,722.00	153,183.00	223,000.00	124,795.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		82,257.00	153,183.00	145,000.00	531,878.00
L.	Total Non-CFP Funds					
M.	Grand Total		82,257.00	153,183.00	145,000.00	531,878.00

8.2 Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2 FFY Grant: 2013 PHA FY: 2014			Activities for Year: 2 FFY Grant: 2013 PHA FY: 2014		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	Whispering Oaks CA16P092-003	Remove/replace 101 closet sliding doors	46,000.00	Roth Apartments CA16P092-009	Remove/replace 83 closet sliding doors	27,416.00
		Gas meter emergency shut offs	50,000.00		Appliances	64,600.00
Annual		Re-surface bathtubs/showers	27,300.00		Re-surface bathtubs/showers	9,600.00
Statement		Upgrade community room kit/furniture	27,150.00		Community Room Remodel	35,090.00
		Repair/replace patio trellis, Main Building	10,566.00		Subtotal	75,146.00
		Replace common area flooring	110,399.00	Tafoya Terrace CA16P092-010	Remove/replace 30 closet sliding doors	13,107.00
		Upgrade Main Building Intercom	30,000.00		Gas meter emergency shut offs	15,000.00
		Subtotal	290,849.00		Re-surface bathtubs/showers	8,400.00
	Florence Janss Apartments CA16P092-005	Repair/re-surface 33 unit balconies	68,294.00		Subtotal	24,167.00
		Remove/replace 64 closet sliding doors	22,287.00	Ellis Terrace CA16P092-015	Remove/replace 81 closet sliding doors	25,662.00
		Install 58 curved shower rods	121,600.00		Gas meter emergency shut offs	13,500.00
		Re-surface bathtubs/showers	17,400.00		Replace vinyl flooring	50,910.00
		Subtotal	229,581.00		Driveway replacement	138,878.00
					Subtotal	228,950.00

8.2 Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2013 PHA FY: 2014			Activities for Year: 2 FFY Grant: 2013 PHA FY: 2014		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Leggett Court CA16P092-007	Remove/replace 108 closet sliding doors	32,547.00	Fiore Gardens CA16P092-016	Remove/replace 150 closet sliding doors	43,257.00
		Driveway replacement	225,283.00		Gas meter emergency shut offs	25,000.00
		Re-surface bathtubs/showers	14,708.00		Re-surface bathtubs/showers	14,000.00
		Gas meter emergency shut offs	24,500.00		Subtotal	82,257.00
		Replace garbage disposal	49,000.00			
		Subtotal	346,038.00			

8.2 Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 3 FFY Grant: 2014 PHA FY: 2015			Activities for Year: 3 FFY Grant: 2014 PHA FY: 2015		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Whispering Oaks CA16P092-003	Repair/replace fascia	25,700.00	Roth Apartments CA16P092-009	Upgrade surveillance equipment	5,400.00
	Appliance replacement	190,000.00		Replace garbage disposers	34,000.00
	Replace garbage disposers and sinks	100,000.00		Subtotal	39,400.00
	Repair/replace common area benches	10,000.00			
	Repair/replace common area patio cover	5,000.00	Tafoya Terrace CA16P092-010	Solar power Community building	150,000.00
	Fire sprinkler Line Replacement	100,000.00		Repair + Dex-o-Tex Walkways	10,000.00
	Subtotal	430,700.00			
Florence Janss Apartments CA16P092-005	Upgrade entrance intercom system	60,000.00		Replace garbage disposers	30,000.00
	Replace Common area flooring	45,300.00		Subtotal	190,000.00
	Replace garbage disposers	64,000.00	Ellis Terrace CA16P092-015	Driveway repair, speed bumps	\$9,880.00
	Gas meter emergency shut offs	32,000.00		Replace garbage disposers	27,000.00
	Subtotal	201,300.00		Subtotal	36,880.00

8.2 Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities

Activities for Year : 3 FFY Grant: 2014 PHA FY: 2015			Activities for Year: 3 FFY Grant: 2014 PHA FY: 2015		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Leggett Court CA16P092-007	Replace ovens and refrigerators	98,000.00	Fiore Gardens CA16P092-016	Replace door locks, add ADA levers	26,000.00
	Upgrade surveillance equipment	5,400.00		Rehab laundry rooms	16,600.00
	Gas meter emergency shut offs	24,500.00		Paint exterior buildings and trim	95,337.00
	Subtotal	127,900.00		Repair/replace common area benches	15,246.00
				Subtotal	153,183.00

8.2 Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 4 FFY Grant: 2015 PHA FY: 2016			Activities for Year: 4 FFY Grant: 2015 PHA FY: 2016		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Whispering Oaks CA16P092-003	Interior common area repair/painting	22,600.00	Roth Apartments CA16PO92-009	Solar Power Community Building Subtotal	150,000.00 150,000.00
	Repair/replace walkway lights	66,000.00	Leggett Court CA16P092-007	Rehab recreation space	45,000.00
	Solar power main building and exterior laundry rooms	300,000.00		Replace maintenance shop	150,000.00
	Subtotal	388,600.00		Subtotal	195,000.00
			Tafoya Terrace CA16P092-010	Install Carports	40,000.00
				Exterior Drainage	15,000.00
Florence Janss Apartments CA16P092-005	Install parcel boxes	2,500.00		Replace entry intercom system	30,000.00
	Repair/replace service entrance doors	20,000.00		Paint exterior building	10,000.00
	Upgrade/remodel maintenance room	30,000.00		Elevator ADA and hydraulic upgrades	53,860.00
	Upgrade elevator hydraulic jack/controller	61,761.00		Subtotal	148,860.00
	Driveway replacement	138,668.00	Ellis Terrace CA16P092-015	Remodel office, laundry room, and maintenance shop	38,696.00
	Subtotal	252,929.00		Remodel Dumpster enclosure	30,000.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

8.2 Capital Fund Program Five-Year Action Plan

Activities for Year : 4 FFY Grant: 2015 PHA FY: 2016			Activities for Year: 4 FFY Grant: 2015 PHA FY: 2016		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Fiore Gardens CA16PO92-16	Solar Power Laundry Rooms	60,000.00	Ellis Terrace CA16P092-015	Unit Windows	100,000.00
	Site Lighting	85,000.00		Solar Power laundry room and maintenance shop	60,000.00
	Subtotal	145,000.00		Subtotal	228,696.00

8.2 Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 5 FFY Grant: 2016 PHA FY: 2017			Activities for Year: 5 FFY Grant: 2016 PHA FY: 2017		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Whispering Oaks CA16P092-003	Pedestrian access/sidewalk upgrades	58,000.00	Roth Apartments CA16P092-009	Replace unit water heaters doors and jams	34,000.00
	Paint exterior wood	50,673.00		Replace bedroom closet doors	27,200.00
				Replace Driveway	183,000.00
				Replace common area lighting	27,000.00
				Gas meter emergency shut off	17,000.00
				Subtotal	288,200.00
	Subtotal	108,673.00	Ellis Terrace CA16P092-015	Replace appliances	51,300.00
				Upgrade fire alarm panel	6,600.00
				Subtotal	57,900.00
Florence Janss Apartments CA16P092-005	Replace locks, add ADA levers	21,000.00			
	Sidewalk repair/replacement	23,400.00	Tafoya Terrace CA16P092-010	Repair/replace wood trim	9,000.00
	Solar power common areas/laundry	200,000.00		Replace Elevator controller and fire alarm system	60,000.00
	Subtotal	244,400.00			
Leggett Court CA16P092-007	Replace mailboxes, install parcel box	5,700.00		Replace roof	100,000.00
	Solar power common areas/laundry	75,000.00		Appliances	57,000.00
	Subtotal	80,700.00		Subtotal	226,000.00

8.2 Capital Fund Program Five-Year Action Plan

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year : 5 FFY Grant: 2016 PHA FY: 2017			Activities for Year: 5 FFY Grant: 2016 PHA FY: 2017		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
			Fiore Gardens CA16P092-016	Upgrade recreation space	56,898.00
				Repair/repaint iron fencing	17,972.00
				Appliance Replacement	95,000.00
				Driveway replacement	362,008.00
				Subtotal	531,878.00

8.2 Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Area Housing Authority of the County of Ventura			Grant Type and Number Capital Fund Program Grant No: CA016P092-501-11 Replacement Housing Factor Grant No:		Federal FY of Grant: 2011
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000.00			
3	1408 Management Improvements	79,652.00		79652.00	
4	1410 Administration	39,826.00		39,826.00	15,254.43
5	1411 Audit	1,500.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	68,125.00		48,125.00	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	208,158.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	398,261.00		167,603.00	15,254.43
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

8.2 Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Area Housing Authority of the County of Ventura			Grant Type and Number Capital Fund Program Grant No: CA16P092-501-11 Replacement Housing Factor Grant No:			Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA092000003								
1PHA-WIDE	Operations	1406		285.00				
	Total 1406		LS	285.00				
PHA-WIDE	Management	1408						
	Resident Services Administration	1408.01	LS	6,507.00		6,507.00		
	Resident Services Activities Assistant	1408.01	LS	7,034.00		7,034.00		
	PHA Staff Training/Travel	1408.04	LS					
	Total 1408			13,541.00		13,541.00		
PHA-WIDE	Audit Fee	1411						
	CFP AMCC Audit Fee		LS	1,500.00	375.00			
	CA016PO92-501-10							
	Total 1411			1,500.00	375.00			
PHA-WIDE	Fees and Costs	1430						
	Housing Assets Director	1430.12	LS	48,125.00		48,125.00		
	PHA-Wide A & E/Consulting Fees	1430.02	LS	20,000.00				
	Total 1430			68,125.00		48,125.00		

8.2 Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Area Housing Authority of the County of Ventura			Grant Type and Number Capital Fund Program Grant No: CA16P092-501-11 Replacement Housing Factor Grant No:			Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA092000010								
5PHA-WIDE	Operations	1406		85.00				
	Total 1406		LS	85.00				
PHA-WIDE	Management	1408						
	Resident Services Administration	1408.01	LS	1,915.00		1,915.00		
	Resident Services Activities Assistant	1408.01	LS	2,068.00		2,068.00		
	PHA Staff Training/Travel	1408.04	LS					
	Total 1408			3,983.00		3,983.00		
PHA-WIDE	Audit Fee	1411						
	CFP AMCC Audit Fee		LS					
	Total 1411							
PHA-WIDE	Fees and Costs							
	Housing Assets Director	1430.12	LS					
	PHA-Wide A & E/Consulting Fees	1430.02	LS					
	Total 1430							

8.2 Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Area Housing Authority of the County of Ventura			Grant Type and Number Capital Fund Program Grant No: CA16P092-501-11 Replacement Housing Factor Grant No:			Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA092000015								
6PHA-WIDE	Operations	1406		76.00				
	Total 1406		LS	76.00				
PHA-WIDE	Management	1408						
	Resident Services Administration	1408.01	LS	4,976.00		4,976.00		
	Resident Services Activities Assistant	1408.01	LS	5,379.00		5,379.00		
	PHA Staff Training/Travel	1408.04	LS					
	Total 1408			10,355.00		10,355.00		
PHA-WIDE	Audit Fee	1411						
	CFP AMCC Audit Fee		LS	375.00				
	CA016PO92-501-10							
	Total 1411			375.00				
PHA-WIDE	Fees and Costs	1430						
	Housing Assets Director	1430.12	LS					

8.2 Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Area Housing Authority of the County of Ventura			Grant Type and Number Capital Fund Program No: CA16P092-501-11 Replacement Housing Factor No:			Federal FY of Grant: 2011	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Central Office Cost Center	8/2/2013		8/1/2011	8/2/2015			
CA092000003							
Whispering Oaks	8/2/2013			8/2/2015			
CA092000005							
Florence Janss	8/2/2013			8/2/2015			
CA092000007							
Leggett Court	8/2/2013			8/2/2015			
CA092000009							
Roth Apartments	8/2/2013			8/2/2015			
CA092000010							
Tafoya Terrace	8/2/2013			8/2/2015			
CA092000015							
Ellis Terrace	8/2/2013			8/2/2015			
CA092000016							
Fiore Gardens	8/2/2013			8/2/2015			

8.2 Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Area Housing Authority of the County of Ventura			Grant Type and Number Capital Fund Program Grant No: CA016P092-501-10 Replacement Housing Factor Grant No:		Federal FY of Grant: 2010
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,000.00			
3	1408 Management Improvements	93,800.00		93,800.00	46,887.94
4	1410 Administration	47,932.00		47,932.00	42,749.98
5	1411 Audit	1,500.00		1,500.00	1,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	78,325.00		67,819.00	32,410.08
8	1440 Site Acquisition				
9	1450 Site Improvement	256,770.00		166,725.54	166,725.54
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	479,327.00		377,776.54	289,773.54
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

8.2 Capital Fund Program Five-Year Action Plan

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

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

Part I: Summary					
PIHA Name Area Housing Authority of the County of Ventura		Grant Type and Number Capital Fund Program Grant No. GA18PC02-50110 Replacement Housing Factor Grant No. Date of CFPP:		FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disposal of Inventory <input type="checkbox"/> Revised Annual Statement (revision no.) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised *	Obligated	Expended
Signature of Executive Director		Date 3/31/10	Signature of Public Housing Director		Date

8.2 Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Area Housing Authority of the County of Ventura			Grant Type and Number Capital Fund Program Grant No: CA16P092-501-10 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
CA092000010				Original	Revised	Funds Obligated	Funds Expended	
5PHA-WIDE	Operations	1406		85.00				
	Total 1406		LS	85.00				
PHA-WIDE	Management	1408						
	Resident Services Administration	1408.01	LS	2,175.00		2,175.00	1,085.43	
	Resident Services Activities Assistant	1408.01	LS	2,515.00		2,515.00	1,220.82	
	PHA Staff Training/Travel	1408.04	LS					
	Total 1408			4,690.00		4,690.00	2,306.25	
PHA-WIDE	Audit Fee	1411						
	CFP AMCC Audit Fee		LS					
	Total 1411							
PHA-WIDE	Fees and Costs							
	Housing Assets Director	1430.12	LS					
	PHA-Wide A & E/Consulting Fees	1430.02	LS					
	Total 1430							
PHA-WIDE	Non-Dwelling Equipment	1475						

8.2 Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Area Housing Authority of the County of Ventura			Grant Type and Number Capital Fund Program No: CA16P092-501-10 Replacement Housing Factor No:			Federal FY of Grant: 2010	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Central Office Cost Center CA092000003	7/14/2012		11/1/2010	7/14/2014			
Whispering Oaks CA092000005	7/14/2012			7/14/2014			
Florence Janss CA092000007	7/14/2012			7/14/2014			
Leggett Court CA092000009	7/14/2012			7/14/2014			
Roth Apartments CA092000010	7/14/2012			7/14/2014			
Tafoya Terrace CA092000015	7/14/2012			7/14/2014			
Ellis Terrace CA092000016	7/14/2012			7/14/2014			
Fiore Gardens							