

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> PHA Name: <u>Housing Authority of the City of Oxnard</u> PHA Code: <u>CA031</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>523</u> Number of Housing Choice Vouchers (HCVs) <u>1904</u> Total Combined <u>2,427</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> A copy of the PHA plan is located on the Housing Authority of the City of Oxnard's website: https://www.oxnard.org/city-department/housing/agency-plan-reports/ </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>N/A</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:						N/A											
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B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>SEE ATTACHMENT B.1(b) Revision of Existing PHA Plan Elements</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review. The PHA's deconcentration policies are listed in Chapter 4: Applications, waiting list and tenant selection of the of the Admissions and Continued Occupancy Policy and the Housing Choice Voucher Administrative Plan which are available online: https://www.oxnard.org/city-department/housing/section-8/admin-plan/ https://www.oxnard.org/city-department/housing/public-housing/acop/</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><u>PHA Response:</u></p> <p>-The PHA will continue its efforts related to repositioning activities. This includes procuring the appropriate firms and consultants for the completion of a physical needs assessment for each individual property, a financial analysis on the impact on both the development pro formas and annual operating budget for each strategy option, environmental reviews, and development of a multiphase asset repositioning plan.</p> <p>-The PHA will apply to the FY24 and future fiscal year(s) Choice Neighborhoods Planning Grant opportunity to revitalize the public housing units located at the Colonia Rd (31-3), Felicia Court (31-2), Palm Vista (31-8) and Plaza Vista (31-5) project and the struggling surrounding neighborhood of La Colonia and Downtown Oxnard.</p> <p>-The PHA has almost reached the 20% program cap for conversion of tenant-based vouchers to project-based vouchers. The goal is to pursue funding opportunities that are for project-based voucher allocations that can be excluded from the program cap.</p>

<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>SEE ATTACHMENT B.3 Progress Report</p>
<p>B.4.</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See Capital Fund 5 Year Action Plan in EPIC approved by HUD June 7, 2022</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><i>Form 50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 489 1455 940"> <tr> <td data-bbox="180 489 1455 531">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 531 1455 940"> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>N/A- PHA has not received request to submit an AFH at this time.</p> <p>The City of Oxnard Housing Authority will fulfill, nevertheless, the requirements at 24 CFR § 903.70 (o) enacted prior to August 17, 2015.</p> </td> </tr> </table> <table border="1" data-bbox="180 961 1455 1251"> <tr> <td data-bbox="180 961 1455 1003">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 1003 1455 1251"> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> </td> </tr> </table> <table border="1" data-bbox="180 1272 1455 1724"> <tr> <td data-bbox="180 1272 1455 1314">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 1314 1455 1724"> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> </td> </tr> </table>	Fair Housing Goal:	<p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>N/A- PHA has not received request to submit an AFH at this time.</p> <p>The City of Oxnard Housing Authority will fulfill, nevertheless, the requirements at 24 CFR § 903.70 (o) enacted prior to August 17, 2015.</p>	Fair Housing Goal:	<p><i>Describe fair housing strategies and actions to achieve the goal</i></p>	Fair Housing Goal:	<p><i>Describe fair housing strategies and actions to achieve the goal</i></p>
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**Instructions for Preparation of Form HUD-50075-HP
Annual Plan for High Performing PHAs**

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type,** and the **Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k)) and 24 CFR §903.12(b).

Safety and Crime Prevention (VAWA). A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

HOPE VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these

analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works 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. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Attachment B.1(b) Revision of Existing PHA Plan Elements (Description)

The PHA has updated its Admissions and Continued Occupancy Policy and the Housing Choice Voucher Administrative Plan to incorporate the requirements and adopt discretionary policies of Federal Register Notice 2/14/23 for Sections 102 and 104 of the Housing Opportunity through Modernization Act (HOTMA) of 2016. The PHA will select an implementation date for the updated policies once the Housing information Portal (HIP) is operational and accepting certifications and the PHA's software has transitioned to HIP. The PHA will continue using its current policies until the implementation date has been selected and families will be notified under which policy their income is being calculated. A HOTMA Policy Supplement has also been created to detail specific provisions that may be implemented by the PHA irrespective of the HOTMA compliance date.

A draft of all proposed changes is available on-line:

Housing Choice Voucher Administrative Plan

<https://www.oxnard.org/city-department/housing/section-8/admin-plan/>

Admissions and Continued Occupancy Policy and the

<https://www.oxnard.org/city-department/housing/public-housing/acop/>

Secondly, the PHA updated the existing "Involuntary Displacement" local preference.

On December 20, 2023, the City of Oxnard was affected by rain from an offshore Pacific Ocean. Many residential areas with apartment complexes located in low income neighborhoods were flooded. In reviewing the existing local preferences adopted by the Oxnard Housing Authority, it was noted that the existing displacement preference only applies to families involuntarily displaced as a result of an improvement or development project in which the Oxnard Housing Authority has ownership interest and no suitable unit is available or if displaced by a federally declared disaster. Therefore, the existing preference has been revised as follows,

Families are considered to be involuntarily displaced if they are: a. displaced as a result of an improvement or development project to which the Oxnard Housing Authority has ownership interest and no suitable unit is available; or b. displaced by a government declaration of emergency, such as a natural disaster; or c. displaced as a result of an extenuating circumstance as certified by the Housing Director. An extenuating emergency does not include individuals whose tenancy was terminated for cause or individuals who do not have a legally binding landlord and tenant relationship. These admissions must meet the Oxnard Housing Authority Residency Preference.

Attachment B.3

Progress Report: PHA Goals and Objectives for 5-Year Plan Fiscal Years 2020-2025

Goals and Objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

Strategic Goal: Advance Economic Opportunity

PHA Goal One: Expand the supply of assisted housing.

Objective: Apply for additional tenant based, project based, and special purpose vouchers

The Oxnard Housing Authority's (OHA) Veterans Affairs Supportive Housing (VASH) voucher allocation has increased by 25 additional vouchers for a total of 77. The OHA was awarded 40 Mainstream Vouchers and 46 Emergency Housing Vouchers. An additional allocation of 14 Housing Choice Vouchers were also awarded.

Objective: Development of additional rental housing

Las Cortes, Inc. a non-profit corporation was established with the purpose of creating affordable housing. To date, phase I and phase II of the Las Cortes project have been completed which involved the demolition and replacement of 260 public housing units. Currently, phase III of the project is in the planning phase which will result in additional rental housing units. The OHA is working in partnership with several developers constructing or rehabilitating affordable projects, to project base vouchers. This action will increase the number of low-income families who receive subsidized housing assistance but are successful in locating a unit.

Objective: Decrease Public Housing Vacancy Rate

The Public Housing vacancy rate was sustained. Having units ready for occupancy in decreased turn times has enabled OHA to house families who are in dire need of housing in a shorter time frame. The units designated for conversion to comply with the Department of Housing and Urban Development's ADA-Section 504 regulation, were not factored. The units are taken offline as they are vacated.

Objective: Increase Housing Choice Voucher Budget Utilization

As a result of the COVID-19 pandemic, the OHA's utilization rate was negatively impacted. The Department of Housing and Urban Development (HUD) requires for PHAs to use at least 95% of their budget authority or lease-up of baseline units. In order to increase utilization, the OHA deployed several strategies: payment standards were increased to 110% and landlord rent increases (which had been suspended) were resumed, these actions increased housing choices. Several selections from the Section 8 waitlist were completed, "selections" refers to the process of admitting new families into the program. Although the OHA has a voucher allocation remaining, the budget expenditure goal of 100% has been met.

Objective: Create a Housing Navigation team

A Housing Locator position was created to provide field-based housing location services to program participants. The Housing Locator works closely with participants and their case workers in the rental process. The Housing Locator maintains and coordinates communication, between participants,

landlords, property managers, case workers, community partners, and staff. In addition, a partnership with Ventura County United Way was established to leverage the various landlord incentive programs for homeless individuals and families they offer, which in turn helps OHA's voucher holders to secure units.

PHA Goal Two: Expand Family Self-Sufficiency (FSS) Program

Objective: Increase program participation

Fiscal years 2020 and 2021 presented a challenge to the OHA's efforts to increase FSS program participation. Offices were closed to the public making it necessary to move towards on-line recertifications. In fiscal year 2022, HUD published mandated updates to the FSS program which resulted in a temporary suspension of new admissions to the program. The OHA shifted focus to completing the necessary legwork to ensure the program meets compliance requirements and that all policies and procedures are up to date with new federal regulations. For fiscal year 2023, the OHA applied for and was awarded funding to hire an additional FSS Coordinator. Once the position is filled, marketing and outreach efforts will be revamped. The minimum number of participants required by HUD is 25, the Oxnard Housing Authority has 70 active program participants.

Objective: Expand the scope and types of services offered to participants. For example: job training and educational programs that will increase self-sufficiency and income generation

The OHA partnered with the Ventura County Credit Union and the Housing Authority of the City of San Buenaventura to offer money management workshops. The OHA facilitates ESL classes and Digital Literacy courses in partnership with Oxnard Adult School. In FY 2022, the OHA launched its scholarship program which has been awarding scholarships annually to youth who are pursuing a higher education and whose family is a Public Housing or Section 8 program participant. College preparation workshops are also offered in partnership with Oxnard College and California State University Channel Islands.

Objective: Build new partnerships with employers and service providers

The OHA has partnered with Amazon, Embassy Suites by Hilton, Boys & Girls Clubs of Greater Oxnard and Port Hueneme, Gold's Gym, and the United States Census 2020 to host a community wide job fair each year. In 2022, the OHA partnered with Southwest Carpenters, who will be offering paid apprenticeships, with employment guarantee, at no cost to interested Section 8 and Public Housing program participants. The OHA is also a participant of the Senior Community Service Employment Program, which provides on-the-job training for seniors.

Objective: Revamp marketing efforts of the FSS Program

FSS Coordinator has been participating in various local community events and resource fairs to provide education about the FSS program. In addition, a brief presentation is provided to newly admitted clients to the Public Housing and Section 8 program, during orientation.

Objective: Increase progress meetings with FSS program participants

Individualized in-person meetings with program participants have resumed and the frequency has been increased. This has helped to motivate participants to work on their self-sufficiency goals and

continue participation in the program as they are able to get resources to assist with any obstacles encountered while working on their FSS program participant goals.

PHA Goal Three: Supportive Services for Residents

Objective: Resident Opportunities and Self-Sufficiency (ROSS) program Coordinator to expand coordination of self-sufficiency services to each project site

The ROSS program has been expanded to the largest OHA project sites. The major activities involve annual community events, art workshops for youth, Boys & Girls Club programming, CaKIDS program education, and computer classes.

Objective: Increase collaboration between ROSS and FSS activities

The ROSS and the FSS program coordinators work closely to build new partnerships with local community service providers. The OHA established a Program Coordinating Committee in collaboration with the City of San Buena Ventura Housing Authority. The committee is made up of several community partners who provide services for low-income families. Each partner shares information of new programs, existing programs, and events available for the community.

Objective: Leverage capacity with resident advisory board teams to increase participation and outreach

The Resident Services Coordinator is facilitating training and guidance to each project site's Tenant Association. There are currently four tenant associations established, which represent all public housing sites. The OHA participates in meetings to provide information on program changes, requirements, and to gather feedback from residents. The Tenant Associations provide volunteer support to the OHA when carrying out events at their designated site.

Strategic Goal: Reduce Homelessness

PHA Goal One: Increase percentage of admissions to mainstream housing programs

Objective: Apply for Mainstream Vouchers

The OHA applied for and was awarded 40 mainstream vouchers. The mainstream vouchers are for individuals who are non-elderly/disabled and homeless. The OHA leased half of the allocation to applicants on the Section 8 waitlist and the other half have been committed to the Casa Aliento project. Casa Aliento is a rehabilitation project of a 70-room Vagabond Inn Motel to permanent supportive housing in Oxnard.

Objective: Establish partnerships with local Health and Human Service Agencies

The OHA is working in partnership with the Ventura County Human Services Agency to prioritize services to families who need emergency housing.

Objective: Partner with Community Service Agencies throughout the Ventura county that offer homeless programs

The OHA hired a full-time Homeless Assistance Program Coordinator who is working with community service agencies to provide an array of services to our homeless population. For example, OHA partnered with the Ventura County and Salvation Army to implement a “One Stop” program that provides services in areas frequented by non-housed homeless individuals.

Objective: Collaborate with Ventura County’s Continuum of Care to establish a referral system

The OHA has established a referral system with the Ventura County’s Continuum of Care (CoC) agency. The Emergency Housing Voucher program, which was a limited special purpose voucher program launched in response to COVID, was successfully fully leased in partnership with the CoC. The Casa Aliento (40 project based vouchers allocated), Central Terrace (35 project based vouchers allocated) and 2nd and B (55 project based vouchers allocated) projects will be leased via a referral system in collaboration with the CoC.

PHA Goal Two: Set Aside Homeless Voucher Program

Objective: Increase utilization of homeless set aside vouchers

The OHA has achieved 100% utilization of the homeless set aside voucher program. Including fiscal year 2023, the number of vouchers allocated towards the homeless set aside voucher program is 135. This includes an allocation of 19 project based vouchers which have been awarded to the Casa Aliento project.

Objective: Establish MOU with Supportive Services Provider

The OHA has established a referral system with the Ventura County’s Continuum of Care agency. In addition, the OHA works in partnership with United Way of Ventura County and CalAIM of Ventura County Health Care Agency to refer voucher holders who need housing navigation support.

Objective: Develop a plan to move homeless applicants from shelter to permanent housing

The OHA is currently working with Ventura County, the Salvation Army, the Ventura County Workforce Development Board, Mercy House and the Ventura County’s Continuum of Care to refer clients through the Pathways to Home program for services. The Pathways to home program is a network collaborative of 18 agencies in the Ventura County who assist individuals and families to access homeless services through coordinated process. There are 3 new developments underway which will house clients on the prioritization list managed by the CoC.

PHA Goal Three: VASH Program

Objective: Increase utilization of Veterans Affairs Supportive Housing (VASH) vouchers

The OHA is working with the U.S. Department of Veterans Affairs’ regional office to discuss ways in which referrals can be increased for the VASH program. In addition, the OHA has allocated 13 project based VASH vouchers to the Cabrillo Economic Development Corporation’s Dolores Huerta Gardens project. The project is a 58 affordable rental housing project that will be located at the intersection of Dolores Huerta Gardens and Pleasant Valley Road in Oxnard.

Objective: Increase collaboration efforts with local VA clinic to identify eligible Veterans

The City of Oxnard VA Clinic, which is the first stop for a Veteran to seek assistance with eligibility for the VASH program, temporarily suspended referrals due to capacity limitations and reprioritizing of program Objectives, during calendar year 2023. The OHA joined the Veterans Subcommittee Group, which is a committee led by the County of Ventura, County Executive Office to continue supporting efforts, actualizing program updates, and gather feedback on any support the OHA can provide. The referrals for the VASH program are expected to resume during the 2024 calendar year.

PHA Goal Four: Build a Navigation Center

Objective: Increase street outreach and case management

The OHA hired a Homeless Assistance Program Coordinator dedicated to street outreach and case management. In partnership with the Salvation Army, street outreach services have been expanded throughout the OHA's jurisdiction.

Objective: Lead the operation of the city owned navigation center

Construction of Navigation Center began in FY 2022 and is expected to be completed by end of calendar year 2024.

Objective: Establish partnerships with recuperative care, supportive service, and permanent housing providers

The OHA has established partnerships with multiple community service providers to assist in the efforts of connecting homeless individuals with supportive services. For example, the "One Stop" program which brings services to areas that are frequented by non-housed homeless individuals. The OHA also launched an encampment response plan to address a large homeless encampment site. A variety of services are being offered onsite including: hygiene services, outreach, and case management.

HUD Strategic Goal #3: Enhance Rental Assistance

PHA Goal One: Transition public housing to a more sustainable platform

Objective: Expand the rehabilitation of existing housing

Improvements to public housing units include:

- Rehabilitation of exterior walls for OHA's turn key units (Projects located on Fremont, Althea, Hill, Fashion Park, Concord and Cuesta Del Mar) which included scrapping all peeling paint, filling in cracks, paint exterior walls, fascia and all exterior doors as well as carport posts and trash enclosures; the removal and replacement of all cracked concrete in backyard patios
- Flooring replacement for the Felicia project (100 units located on Felicia Court)
- Toilet sensor project for the Felicia project (100 units located on Felicia Court) and the Colonia project (70 units located on Colonia Road) which involved installation of toilet sensors to detect leaks or running toilets

- Kitchen cabinet replacement project for the Palm Vista Project (100 units located at 801 S. C St) which included the replacement of cabinets, plumbing fixtures, sink and range hood
- Boiler replacement project for the Plaza Vista Project (100 units located at 401 S. C St) which included replacement of both heater and domestic hot water heater boilers, holding tank, and all plumbing up to the walls
- Alley way pavement repairs for the Fashion Park project (24 units located on Fashion Park Place)
- Replaced all of the common area lighting with LED light fixtures for both Palm Vista Project (100 units located at 801 S. C St) and the Plaza Vista Project (100 units located at 401 S. C St)
- Replaced fire sprinklers for both Palm Vista Project (100 units located at 801 S. C St) and the Plaza Vista Project (100 units located at 401 S. C St)
- Painted the interior common walls/hallways for the both Palm Vista Project (100 units located at 801 S. C St) and the Plaza Vista Project (100 units located at 401 S. C St)
- Replaced all windows in each unit for the Pleasant Valley Village Project (100 units)
- Kitchen cabinet replacement project for the OHA's turn key units (Projects located on Fremont, Althea, Hill, Fashion Park, Concord and Cuesta Del Mar)

Currently, the OHA is working on:

- Replacing the electrical panels and drain lines at the Plaza Vista Project (100 units located at 401 S. C St)
- Multiphase 504-compliance project (this project refers to number of units the OHA must have in its inventory that have been adapted to meet the needs of disabled persons). A total of 2 existing units at the Pleasant Valley project were converted into 4 accessible units and 5 units at the Palm Vista (located at 801 S. C St.) project were modified. In addition, 1 existing unit located on Althea Court was split into a 504 compliant unit and a regular unit. Currently, there are 3 additional conversions underway at other sites.

Objective: Increase value of OHA's real property asset portfolio

The OHA will continue monitoring the private market for opportunities to expand its current property asset portfolio. In fiscal year 2022, the OHA increased its portfolio by acquiring a 4-unit apartment complex located at 1250 Azalea St, a 4-unit apartment complex located at 2051 Mariposa St, and a single-family residence located at 3139 S. J St. All of the units are leased by low income families.

Objective: Merge Capital Fund and Maintenance Teams

The Capital Fund team has been realigned and now reports to the Maintenance Department. The synergies between both teams offer the added benefit of ensuring that the ongoing maintenance needs of projects are factored in when capital improvement decisions are made. In addition, the capital fund team now has access to additional project management support.

Objective: Transition Public Housing Units with significant unmet capital needs to Rental Assistance Demonstration Program (RAD) or Project Based Projects

The OHA launched the effort titled "Rethink and Renew" to restructure operations. As part of the effort,

the OHA submitted a technical assistance and capacity building engagement grant request to the Department of Housing and Urban Development (HUD). The request was approved. HUD assigned the consultant, CVR Associates, Inc. to complete an analysis and issue a repositioning report tailored to OHA. The term repositioning (also referred to as RAD) refers to changing the funding structure for the units currently owned by the OHA under the Public Housing Program to a Section 8 subsidy. This change will provide for a more stable stream of funding and also allow the OHA to leverage funds for rehabilitation of its units. The OHA has engaged a consultant to complete the assessment, application and award phases of RAD.

HUD Strategic Goal #4: Streamline Operations

PHA Goal One: Reduce administrative burden

Objective: Participate in HUD's Moving to Work Demonstration Cohort program

The Moving to Work Demonstration (MTW) Cohort program refers to a demonstration program for PHAs to design and test local innovative strategies with the use Federal dollars more efficiently, increase self-sufficiency for program families, and increase housing choices. Each year, the Department of Housing and Urban Development announces target areas and opportunities for PHAs to apply. The MTW allows participating agencies to be exempt from several regulations to provide flexibility on how they use Federal funds. The OHA will continue to monitor for Cohort opportunities that will be beneficial for the community served by the OHA.

Objective: Streamline processes and procedures for annual and re-certifications

The OHA has launched an on-line, web-based recertification portal for Public Housing residents. In FY 2022, the OHA moved to on-line recertifications for the Housing Choice Voucher program.

Objective: Implement consistent forms, letters, and notices for all programs

The OHA has begun standardizing forms for the Public Housing Program. A committee of staff members has been established to review notices before they are released to residents. Once finalized, forms will be standardized for the Housing Choice Voucher Program.

Objective: Develop strategies to reshape workforce capacity

The COVID-19 pandemic required for the OHA to shift focus from identifying streamlining opportunities to establishing immediate processes to minimize the impact to delivery of services. However; the OHA has resumed normal operations, filled all vacant positions, has training efforts underway, and is working on standardizing procedures.

Objective: Identify and eliminate administrative practices not required by HUD

The OHA's day to day operations for the Public Housing and Section 8 Program were assessed by CVR Associates, Inc. a report of observations and recommendations was issued. The report outlines the strengths and areas of improvement that will result in improved efficiency for the OHA. The management team is focusing on the policy, procedures, and form observation. This area will address updated standard operating procedures, standardized forms, and monitoring.

PHA Goal Two: Improve customer service

Objective: Deliver services more efficiently

The OHA launched the effort titled “Rethink and Renew” to restructure operations. The goal is to improve landlord and tenant relations and customer service. This is an ongoing goal as the improvement of delivery services is a byproduct of improved efficiencies which are currently underway.

Objective: Reduce turnaround time-frames for reasonable accommodation requests

Reasonable accommodation requests are reviewed and dispositioned within 48-72 hours from receipt. If an accommodation exceeds the approval authority level of the Program Supervisor, it is submitted within 24 hours to the Housing Programs Manager for review so that the response is not delayed.

Objective: Move towards on-line web-based applications

The OHA launched an on-line applications and resident’s web-based portal known as Rent Café. This system allows for applicants to update and monitor their application 24/7. For existing clients, they are able to submit their annual recertification forms and complete their eligibility on-online.

DRAFT

Attachment C.1(a) Resident Advisory Board (RAB) Comments

Housing Authority of the City of Oxnard
Annual Agency PHA Plan Proposed Changes
Summary of RAB Comments

Although no objections written comments were received, the following is a summary of the verbal comments received at the Resident Advisory Board (RAB) Meetings:

Comment: Can a pie chart of the annual capital fund program (CFP) be created?

Response: The CFP must be created using form HUD-50075. However; PHA staff will also create a pie chart for the PowerPoint presentation when conducting public housing meetings.

DRAFT

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

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

I, Emilio Ramirez, the Housing Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2020-2025 and/or Annual PHA Plan for fiscal year 2024 of the Housing Authority of the City of Oxnard is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Oxnard

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §#903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The PHA's goals and objectives are aligned with the Consolidated Plan. Specifically, on section AP-20 of the plan. The PHA is working on improving supply of affordable rental housing inventory, reducing homelessness, and increase in availability of social services.

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

Name of Authorized Official:

Emilio Ramirez

Title:

Housing Director

Signature:

Date:

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 2024, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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.
4. 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.
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 public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- 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 a 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 a waiting list is consistent with affirmatively furthering fair housing; and
 - 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 903.7(o)(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. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. 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.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. 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.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. 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.
 21. 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.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Oxnard

PHA Name

CA031

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2024

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

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

Name of Executive Director

Name Board Chairman

Emilio Ramirez

Signature

Date

John C Zaragoza

Signature

Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

DRAFT

Violence Against Women Act Statement

**THE HOUSING AUTHORITY OF THE CITY OF OXNARD
VAWA CERTIFICATION FY 2024**

THIS IS TO CERTIFY THAT THE PUBLIC HOUSING AGENCY OF THE CITY OF OXNARD (OHA) CA 031 HAS INCORPORATED THE VIOLENCE AGAINST WOMEN ACT (VAWA), ADOPTED AN EMERGENCY TRANSFER PLAN, AND UPDATED THE ADMISSIONS AND CONTINUED OCUPANCY POLICY (ACOP) AS FOLLOWS:

Chapter 16: Program Administration

Part-VII: Violence Against Women Act (VAWA):
Notification, Documentation and Confidentiality

IN ADDITION, IT IS ADOPTED IN THE ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM (Admin Plan) AS FOLLOWS:

Chapter 16: Program Administration

Part-IX: Violence Against Women Act (VAWA):
Notification, Documentation and Confidentiality

In compliance with the Violence Against Women Act (VAWA) a federal law that provides protections for victims of domestic violence, dating violence, sexual assault and stalking. Although the statute does not specifically include human trafficking in the list of victims protected, this policy includes it, to mirror the Department of Housing and Urban Development's recent usage. The Housing Authority of the City of Oxnard will comply with all applicable provisions of VAWA. This summary of VAWA protections is not intended to limit the rights of victims provided by the Act.

The Housing Authority of the City of Oxnard recognizes the below statement as a more descriptive notification to PHA applicants on the VAWA, as compared to the existing paragraph outlined above.

Approved: by the Housing Authority of the City of Oxnard,

Emilio Ramirez, Housing Director

Date

Violence Against Women Act Statement

VIOLENCE AGAINST WOMEN ACT (VAWA) For further clarification of Chapter 16 Part-VII (ACOP) and Chapter 16 Part-IX (ADMIN Plan)

The Housing Authority of the City of Oxnard (OHA) is responsible for public housing units and housing choice vouchers located in the City of Oxnard. Through our efforts to provide and maintain housing that is decent, safe, and sanitary, the Housing Authority strives for a high standard of property and voucher management.

The OHA's policy is to comply with the Violence Against Women Act (VAWA). The OHA shall not discriminate against an applicant, voucher participant, or public housing resident on the basis of the rights or privileges provided under the VAWA.

The OHA will request that an individual certify via HUD Form 5382, "Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking", that the individual is a victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking and that the incident or incidents in question are bona fide incidents of such actual or threatened abuse and meet the requirements set forth in Public Law 113-4 and 117-103. Such certification shall include the name of the perpetrator. The OHA will request the certification in writing and require that the resident come into the management office to pick up HUD Form 5382 "Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking". In those cases where the victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking, is unable to pick up the form due to imminent danger by the perpetrator, the OHA will arrange to safely provide the form to the victim. The individual shall provide such certification within 14 business days after the individual receives HUD Form 5382, "Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking". If the individual does not provide the certification within 14 days of receiving the form, nothing in this subsection, in Public Law 113-4 Title VI or in 117-103 Division W, may be construed to limit the authority of the OHA to evict any tenant that commits violations of the Public Housing Lease Agreement. At the discretion of the OHA, the 14-day deadline may be extended.

An individual may also satisfy the certification requirement by producing a Federal, State, tribal, territorial, or local police or court record or providing the OHA with documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking, or the effects of the abuse. The professional must attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence, sexual assault, or stalking has signed or attested to the documentation.

The OHA will not demand that an individual produce official documentation or physical proof of the individual's status as a victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking in order to receive any of the benefits provided in this section. At the discretion of the OHA, an individual may be provided benefits based solely on the individual's statement or other corroborating evidence.

In the case where the OHA receives conflicting certification documents from two or more members of the household each claiming to be a victim and naming one or more of the other petitioning household members as the perpetrator, the OHA will determine which is the true victim by requiring third-party documentation. Additionally, the OHA will honor any court orders addressing rights of access or control of the property, including civil protection orders

Violence Against Women Act Statement

issued to protect the victim and to address the distribution or possession of property among the household.

All VAWA information provided to the OHA, including the fact that an individual is a victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking, shall be retained in confidence, and will not be entered into any shared database or provided to any related entity, except to the extent that disclosure is-

- i. Requested or consented to by the individual in writing;
- ii. Required for use in an eviction proceeding under Public Law 113-4 or 117-103, referencing conforming amendments made to the United States Housing Act of 1937;
or
- iii. Otherwise required by applicable law.

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Part I: Summary						
PHA Name: Oxnard Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16-P031-501-24 Replacement Housing Factor Grant No: Date of CFFP: 04/26/2004			FFY of Grant: 2024 FFY of Grant Approval:	
Type of Grant: <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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
24	Amount of line 23 Related to LBP Activities					
25	Amount of line 23 Related to Section 504 compliance	\$ 760,000.00				
26	Amount of line 23 Related to Security - Soft Costs	\$ -				
27	Amount of line 23 Related to Security - Hard Costs					
28	Amount of line 23 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Oxnard Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16-P031-501-24 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2024		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
CAL 31-0	Operations	1406		\$	-			
PHA WIDE								
	Professional Development/ Professional Development /Training	1408		\$	3,300.00			
	Consultants/ Consultants	1408		\$	55,000.00			
	Disaster Preparedness	1408		\$	2,000.00			

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

Part II: Supporting Pages								
PHA Name: Oxnard Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16-P031-501-24 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2024		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
CAL 31-0								
PHA WIDE								
	Administration	1410		\$	105,700.00			
	Fees & Costs	1480		\$	10,000.00			
	Advertising	1480		\$	1,000.00			
	Planning Salaries/Benefits	1480		\$	10,000.00			
	Computer Hardware	1480		\$	-			
	Bond Payment	9001		\$	-			
	Contingency	1480		\$	-			
	Total 31-0:			\$	187,000.00			

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Oxnard Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16-P031-501-24 CFFP (Yes/ No): Yes Replacement Housing Factor Grant No:			Federal FFY of Grant: 2024
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
CAL 31-0 PHA-Wide	4/16/2026		4/16/2028		
CAL 31-2 Felicia Court	4/16/2026		4/16/2028		
CAL 31-3 Colonia Road	4/16/2026		4/16/2028		
CAL 31-4 Pleasant Valley	4/16/2026		4/16/2028		
CAL 31-5 Plaza Vista	4/16/2026		4/16/2028		
CAL 31-7 Scattered Sites	4/16/2026		4/16/2028		
CAL 31-8 Palm Vista	4/16/2026		4/16/2028		

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

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Oxnard Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision no:	
Development Number/Name/HA-Wide	Year 1 2024	Work Statement for Year 2 FFY Grant: 2025 PHA FY: 2026	Work Statement for Year 3 FFY Grant: 2026 PHA FY: 2027	Work Statement for Year 4 FFY Grant: 2027 PHA FY: 2028	Work Statement for Year 5 FFY Grant: 2028 PHA FY: 2029
	Annual Statement				
CAL 31-0 OHA-Wide		\$ 157,000.00	\$ 157,000.00	\$ 157,000.00	\$ 157,000.00
OHA Wide		\$ 100,000.00		\$ 313,000.00	
CAL 31-1 The Courts					
CAL 31-2 Felicia Court		\$ -	\$ -	\$ 287,000.00	\$ -
CAL 31-3 Colonia Road		\$ 800,000.00	\$ 600,000.00		\$ -
CAL 31-4 Pleasant Valley			\$ -	\$ -	\$ 300,000.00
CAL 31-5 Plaza Vista		\$ -	\$ -	\$ -	\$ 280,000.00
CAL 31-7 Scattered Sites		\$ -	\$ 300,000.00	\$ 300,000.00	\$ -
CAL 31-8 Palm Vista		\$ -	\$ -	\$ -	\$ 320,000.00
CFP Funds Listed for 5-year Planning		\$ 1,057,000.00	\$ 1,057,000.00	\$ 1,057,000.00	\$ 1,057,000.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages - Work Activities						
Activities for Year 1 2024	Activities for Year: 2 FFY Grant: 2025 PHA FY: 2026			Activities for Year: 3 FFY Grant: 2026 PHA FY: 2027		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA-Wide Cal 31-0	Operations	\$ -	PHA-Wide Cal 31-0	Operations	\$ -
		Management Improvement	\$ 11,300.00		Management Improvement	\$ 11,300.00
		Administration	\$ 105,700.00		Administration	\$ 105,700.00
		A&E Fees	\$ 20,000.00		A&E Fees	\$ 20,000.00
		Advertising	\$ 1,000.00		Advertising	\$ 1,000.00
		Planning Salaries/ Benefits	\$ 19,000.00		Planning Salaries/ Benefits	\$ 19,000.00
		Energy Audit			Computer Hardware	\$ -
		Debt. Service	\$ -		Physical Needs Assessment	\$ -
		Contingency	\$ -		Contingency	\$ -
	Cal 31-0 Subtotal:		\$ 157,000.00	Cal 31-0 Subtotal:		\$ 157,000.00

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages - Work Activities						
Activities for Year 1 2024	Activities for Year: 2 FFY Grant: 2025 PHA FY: 2026			Activities for Year: 3 FFY Grant: 2026 PHA FY: 2027		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OHA Wide			OHA Wide		
		RAD Preliminary Conversion	\$ 100,000.00			
	OHA Wide Subtotal:		\$ 100,000.00	OHA Wide Subtotal:		\$ -
	Felicia Court			Colonia Village		
				CAL 31-3	504 Conversion	\$ 600,000.00
				CAL 31-2 Subtotal		\$ 600,000.00
	CAL 31-2 Subtotal		\$ -			
	Colonia Village			Pleasant Valley		
	CAL 31-3	504 Conversion	\$ 800,000.00	CAL 31-4		
	CAL 31-3 Subtotal:		\$ 800,000.00	CAL 31-4 Subtotal:		\$ -
	Plaza Vista			Scattered Sites		
				CAL 31-7	Building Redevelopment-Althea	\$ 300,000.00
	CAL 31-5 Subtotal		\$ -	CAL 31-7 Subtotal:		\$ 300,000.00
	Scattered Sites					
	CAL 31-7 Subtotal:		\$ -			
	Palm Vista			Palm Vista		
				CAL 31-8		
	CAL 31-8 Subtotal:		\$ -	CAL 31-8 Subtotal:		\$ -
	Total CFP Estimated Cost		\$ 1,057,000.00	Total CFP Estimated Cost		\$ 1,057,000.00

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages --- Work activities					
Activities for Year: 4 FFY Grant: 2027 PHA FY: 2028			Activities for Year: 5 FFY Grant: 2028 PHA FY: 2029		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA-Wide Cal 31-0	Operations	\$ -	PHA-Wide Cal 31-0	Operations	\$ -
	Management Improvement	\$ 11,300.00		Management Improvement	\$ 11,300.00
	Administration	\$ 105,700.00		Administration	\$ 105,700.00
	A&E Fees	\$ 20,000.00		A&E Fees	\$ 20,000.00
	Advertising	\$ 1,000.00		Advertising	\$ 1,000.00
	Planning Salaries/ Benefits	\$ 19,000.00		Planning Salaries/ Benefits	\$ 19,000.00
	Computer Hardware	\$ -		Computer Hardware	\$ -
	Contingency	\$ -		Contingency	\$ -
Cal 31-0 Subtotal:		\$ 157,000.00	Cal 31-0 Subtotal:		\$ 157,000.00

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages --- Work activities					
Activities for Year: 4 FFY Grant: 2027 PHA FY: 2028			Activities for Year: 5 FFY Grant: 2028 PHA FY: 2029		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
OHA Wide			OHA Wide		\$ -
	Window replacement	\$ 313,000.00			
OHA Wide Subtotal:		\$ 313,000.00	OHA Wide Subtotal:		\$ -
Felicia Court CAL 31-2	Roofing	\$ 287,000.00			
CAL 31-2 Subtotal:		\$ 287,000.00	CAL 31-2 Subtotal:		
Colonia Village CAL 31-3			Colonia Village CAL 31-3		
CAL 31-3 Subtotal:			CAL 31-3 Subtotal:		
Pleasant Valley CAL 31-4	Flooring	\$ -	Pleasant Valley CAL 31-4	Flooring	\$ 300,000.00
CAL 31-4 Subtotal:		\$ -	CAL 31-4 Subtotal:		\$ 300,000.00
Plaza Vista CAL 31-5			Plaza Vista CAL 31-5	Elevator	\$ 280,000.00
CAL 31-5 Subtotal:			CAL 31-5 Subtotal:		\$ 280,000.00
Scattered Sites CAL 31-7	Roofing	\$ 300,000.00	Scattered Sites CAL 31-7		
CAL 31-7 Subtotal:		\$ 300,000.00	CAL 31-7 Subtotal:		\$ -
Palm Vista CAL 31-8			Palm Vista CAL 31-8	Elevator	\$ 320,000.00
CAL 31-8 Subtotal:			CAL 31-8 Subtotal:		\$ 320,000.00
Total CFP Estimated Cost		\$ 1,057,000.00	Total CFP Estimated Cost		\$ 1,057,000.00