

<p>Streamlined Annual PHA Plan <i>(High Performer PHAs)</i></p>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</p>	<p>OMB No. 2577-0226 Expires 9/30/2027</p>
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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. They also inform 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-, very low-, 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. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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 if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	<p>PHA Name: <u>Housing Authority of the County of Ventura</u> PHA Code: <u>CA092</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>354</u> Number of Housing Choice Vouchers (HCVs) <u>2549</u> Total Combined <u>2903</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: The PHA Plan for the AHA and attachments are available for public inspection at: *The main administrative office of the AHA; *The public housing project offices; and *The AHA's website: www.ahacv.org</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="259 1617 1445 1722"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </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						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
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>														

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
 NO CHANGES TO PRIOR POLICY; THE DOCUMENT IS ATTACHED

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable 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.

Demolition and/or Disposition.

The AHA is continuously evaluating the physical condition of its public housing properties. The AHA is considering several options to ensure these properties remain in decent, safe, and sanitary conditions. These options include demolition and/or disposition, conversion of Public Housing to Tenant-Based Assistance, and conversion of Public Housing to Project-Based Assistance under RAD for some or all Public Housing projects.

Conversion of Public Housing to Tenant Based Assistance.

The AHA is continuously evaluating the physical condition of its public housing properties. The AHA is considering several options to ensure these properties remain in decent, safe, and sanitary conditions. These options include demolition and/or disposition, conversion of Public Housing to Tenant-Based Assistance, and conversion of Public Housing to Project-Based Assistance under RAD for some or all Public Housing projects.

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.

The AHA is continuously evaluating the physical condition of its public housing properties. The AHA is considering several options to ensure these properties remain in decent, safe, and sanitary conditions. These options include demolition and/or disposition, conversion of Public Housing to Tenant-Based Assistance, and conversion of Public Housing to Project-Based Assistance under RAD for some or all Public Housing projects.

Project Based Vouchers.

The AHA may project-base up to 20% of its Housing Choice Voucher (HCV) 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 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 HCV Program.

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

The AHA continues to evaluate any and all capital fund opportunities for funding that permits the AHA to maintain its public housing assets to in decent, safe and sanitary condition, including Capital Fund Emergency Grants.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

See Attached Document

B.4 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.

The AHA's 5-Year Action Plan in EPIC was last approved on May 12, 2025. See Attached Document

B.5 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

(b) If yes, please describe:

C. Other Document and/or Certification Requirements.**C.1 Resident Advisory Board (RAB) Comments.**

(a) Did the RAB(s) have comments to the PHA Plan?

Y N

(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.

C.2 Certification by State or 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.

C.3 Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.

	Form 50077-ST-HCV-HP, <i>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.
C.4	<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 <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 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 5.26 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification: CA092-Housing Authority of the County of Ventura Form HUD-50075-HP (Form ID - 7487)
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Area Housing Authority of the County of Ventura

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Serving Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, Thousand Oaks, and the unincorporated areas of Ventura County

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The Area Housing Authority of the County of Ventura's (AHA) admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the AHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The AHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the AHA must comply with the following steps:

Step 1. The AHA must determine the average income of all families residing in all the AHA's covered developments. The AHA may use the median income, instead of average income, provided that the AHA includes a written explanation in its annual plan justifying the use of median income.

AHA Policy

The AHA will determine the average income of all families in all covered developments on an annual basis.

Due to the wide geographic jurisdiction of the AHA, waiting lists are administered on a site-based method. Applicants apply at the specific site they are interested in. The wide geography also results in the varying income demographics of each city. Because of the unique nature of each city, deconcentration analysis is conducted by city.

Step 2. The AHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the AHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

AHA Policy

The AHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The AHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low income family (federal poverty level or 30 percent of median income, whichever is higher).

Step 4. The AHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the AHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the AHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the AHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and AHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the AHA's deconcentration policy. The AHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the AHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the AHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

AHA Policy

For developments outside the EIR the AHA will take the following actions to provide for deconcentration of poverty and income mixing:

The AHA's deconcentration and income-mixing goal, in conjunction with the requirement to target at least 40% of new admissions to public housing in each fiscal year to "extremely low-income families", will be to admit families above the AHA's EIR to developments below the EIR, and families below the AHA's EIR to developments above the EIR. Deconcentration applies to transfer families as well as applicant families.

Project Designation Methodology

The AHA will determine on an annual basis, the average income of all families residing in general occupancy developments. The AHA will then determine the average income of all families residing in each general occupancy development. If a covered development is both below the 30 percent area-wide median and above the 115 percent income average for the AHA-wide covered development, it will be considered to be within the EIR. The AHA will then determine whether each general occupancy development falls above, within, or below the EIR.

The EIR is 85% to 115% (inclusive of 85% and 115%) of the AHA-wide average income for general occupancy/family developments. If a covered development is both below the 30 percent area-wide median and above the 115 percent income average for PHA-wide covered developments, it will be considered to be within the EIR. The AHA will then determine whether or not developments outside the EIR are consistent with local goals and strategies in the PHA Plan. The AHA may explain or justify the income profile for these developments as being consistent with and further two sets of goals:

1. Goals of deconcentration of poverty and income mixing (bringing higher income families into lower income developments and vice versa); and
2. Local goals and strategies contained in the PHA Plan.

Deconcentration Policy

If, at annual review, there are found to be developments with average incomes above or below the EIR, and where the income profile for a general occupancy development above or below the EIR is not explained or justified in the PHA Plan, the AHA shall list these covered developments in the PHA Annual Plan. The AHA shall adhere to the following policies for deconcentration of poverty and income mixing in applicable developments.

Skipping a family on the waiting list to reach another family in an effort to further the goals of the AHA's deconcentration policy:

- If a unit becomes available at a development below the EIR, the first eligible family on the waiting list with income above the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list with income above the EIR will be offered the unit. The process will continue in this order. For the available unit at the development below the EIR, if there is no family on the waiting list with income above the EIR, or no family with income above the EIR accepts the offer, then the unit will be offered to the first eligible family on the waiting list in preference order regardless of income.
- If a unit becomes available at a development above the EIR, the first eligible family on the waiting list with income below the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list with income below the EIR will be offered the unit. The process will continue in this order. For the available unit at the development above the EIR, if there is no family on the waiting list with income below the EIR, or no family with income below the EIR accepts the offer, then the unit will be offered to the first eligible family on the waiting list in preference order regardless of income.
- Skipping of families for deconcentration purposes will be applied uniformly to all families.
- A family has the sole discretion whether to accept an offer of a unit made under the AHA's deconcentration policy. The AHA shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the AHA's deconcentration policy. However, the AHA shall uniformly limit the number of offers received by applicants.

The AHA may offer the following incentives to families with incomes above the EIR willing to move into a development with average income below the EIR and/or to families with incomes below the EIR willing to move into a development with average income above the EIR:

- AHA may pay for the installation of cable television; and/or
- AHA may pay for the installation of telephone service; and/or
- AHA may pay for utilities hookup.

Deconcentration Compliance

If, at annual review, the average incomes at all general occupancy developments are within the Established Income Range, the AHA will be considered to be in compliance with the deconcentration requirement.

B.3 – Progress Report

- Despite funding uncertainty, the AHA adapted and continued to address issues needed to attain its own goals in one of the highest-cost counties in the state. The AHA continues to be viewed as a community leader throughout Ventura County. Through our good work and stewardship and by producing and maintaining high quality affordable housing, as well as bettering the lives of the residents we serve, the AHA has developed an excellent reputation and earned a great deal of public goodwill, which can be leveraged to further the production of needed affordable housing for the community.
- The AHA continues to be called upon occasionally by both non-profit housing developers and social service agencies to assist with financing their housing endeavors on a tax-exempt basis, as well as providing rental subsidies. Both of these tools, tax exempt financing assistance and rental assistance, are key tools for making affordable housing projects economically feasible in the Ventura County housing market. The AHA recognizes that it cannot meet all of the community's affordable housing needs on its own and remains poised and available to work with others on this important community goal.
- The AHA continues to research the availability of land in its jurisdictions suitable for development, or the acquisition of affordable housing.
- When and where feasible, the AHA continues to seek additional project-based units.
- The AHA has experienced ongoing implementation of structural modifications/upgrades, management improvements, and maintenance of Public Housing developments through the Capital Fund program.
- The AHA continues to work by partnering residents with local facilities and agencies, to assist them in developing successful life management skills. In conjunction with Ventura County social services agencies and the community at large, the AHA provides access and information on employment, education and tutoring, wellness, health, and safety. Also, in conjunction with Conejo Valley and Ventura Unified School Districts, and the Superintendent of Schools Office to provide a summer lunch program and operate an after-school program which consists of tutoring, recreation, leadership meetings, and other activities.
- The AHA continues to recruit families who are eligible to participate in the Housing Choice Voucher Program's Family Self-Sufficiency (FSS) Program. This worthwhile program provides additional resources which help families develop realistic and obtainable goals, along with support and encouragement to reach those goals and become self-sufficient. The AHA does its best to help such families reach their goal to become independent of welfare.
- AHA directors and managers continue to be actively involved with community issues and participate in affordable housing planning.
- To promote positive public relations for the AHA and enhance program awareness, public presentations are made by the Executive Director, Deputy Executive Director and staff on affordable housing issues.
- The AHA continues to actively apply for new vouchers when notices of funding availability are issued. In addition, a total of 46 Emergency Housing Vouchers are on the AHA's portfolio.

- The AHA continues to implement Small Area Fair Market Rent (SAFMR) payment standards. SAFMRs are Fair Market Rents calculated at the ZIP code level rather than for the entire metropolitan area. SAFMRs allow for payment standards to be established that more accurately reflect the local market and are intended to provide families with more access to low-poverty, high-opportunity areas.
- The AHA uses technology through its creation of an ADA accessible website. Access to information and the application process continues to be evaluated and enhanced as needed. The AHA ensures information on its website is up to date, accessible and relevant.
- Availability of training is ongoing and several times a year staff attends job related training either in person or online. Additionally, staff regularly participates in training on a variety of topics including customer service, fair housing, harassment, VAWA, inspection, rent calculation, low income housing tax credit program compliance and financing.
- The AHA continues to work with the Cities in its jurisdiction and the County of Ventura on the annual consolidated plan and housing element updates to ensure affordable housing elements are in line with policies.
- Continue collaboration with Cal Lutheran University for university students to provide tutoring at the family sites and office support at the AHA office.
- The AHA completed the construction of the Vista Campanario Apartments (VCA). VCA consists of 60 affordable housing units assisted under the Project Based Voucher Program at 2800 Barry Street in Camarillo. The lease up of VCA was completed on April 1, 2025.
- The AHA collaborated with Many Mansions to co-develop the Rancho Sierra Senior Apartments (RSSA). RSSA consists of 50 affordable housing units assisted under the Project Based Voucher Program for seniors at 1732 South Lewis Road in Camarillo. The lease up of RSSA was completed on November 26, 2025.
- Collaborate with community partners to strengthen AHA's response to critical community needs and issues.
- Review the methods and manners in which the AHA works in order to accomplish its mission.

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Part I: Summary

PHA Name : Housing Authority of the County of Ventura

Locality (City/County & State)
 Original 5-Year Plan

Revised 5-Year Plan (Revision No:)

PHA Number: CA092

A.	Development Number and Name	Work Statement for				
		Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030
	AUTHORITY-WIDE	\$305,716.00	\$305,716.00	\$305,716.00	\$305,716.00	\$305,716.00
	FLORENCE JANSS APTS (CA092000005)	\$450,000.00	\$450,000.00	\$450,000.00		
	WHISPERING OAKS (CA092000003)	\$50,482.00	\$50,482.00			
	FIORE GARDENS (CA092000016)	\$120,000.00	\$120,000.00		\$500,000.00	\$500,000.00
	1854 LOS FELIZ DR APTS (CA092000007)			\$170,482.00		
	ROTH APARTMENTS (CA092000009)				\$120,482.00	\$120,482.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
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Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year 1 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$305,716.00
ID0000179	Operations(Operations (1406))	Not associated with any specific development		\$77,233.00
ID0000180	Management Improvements(Management Improvement (1408)-Other)	Management Improvements		\$89,626.00
ID0000181	Administration(Administration (1410)-Salaries)	Administration		\$89,626.00
ID0000182	Audit Fees(Contract Administration (1480)-Audit)	Audit Fees		\$2,500.00
ID0000183	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs		\$46,731.00
	FLORENCE JANSS APTS (CA092000005)			\$450,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000184	Roof Replacement(Non-Dwelling Exterior (1480)-Roofs)	Roof Replacement		\$350,000.00
ID0000185	Replace Balconies and Railings(Non-Dwelling Exterior (1480)-Balconies and Railings)	Replace Balconies and Railings		\$75,000.00
ID0000210	Carport Replacement (Non-Dwelling Exterior (1480)-Other)	Replacement & Repair of Carport Roofs		\$25,000.00
	WHISPERING OAKS (CA092000003)			\$50,482.00
ID0000186	Pergola Replacement(Dwelling Unit-Exterior (1480)-Canopies)	Pergola Replacement		\$50,482.00
	PIORRE GARDENS (CA092000016)			\$120,000.00
ID0000211	Sliding Glass Door Replacement(Non-Dwelling Exterior (1480)-Canopies)	Sliding Glass Door Replacement		\$120,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year 1 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$926,198.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year 2 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$305,716.00
ID0000187	Operations(Operations (1406))	Operations		\$77,233.00
ID0000188	Management Improvements(Management Improvement (1403)-Other)	Management Improvements		\$89,626.00
ID0000189	Administration(Administration (1410)-Salaries)	Administration		\$89,626.00
ID0000190	Audit Fees(Contract Administration (1480)-Audit)	Audit Fees		\$2,500.00
ID0000191	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs		\$46,731.00
	WHISPERING OAKS (CA092000003)			\$50,482.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year		2	2027			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
ID0000192	Pergola Replacement (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Pergola Replacement		\$50,482.00		
	FIORE GARDENS (CA092000016)			\$120,000.00		
ID0000194	Sliding Glass Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Sliding Glass Door Replacement		\$120,000.00		
	FLORENCE JANSS APTS (CA092000005)			\$450,000.00		
ID0000212	Roof Replacement(Non-Dwelling Exterior (1480)-Roofs)	Roof Replacement		\$375,000.00		
ID0000214	Replace Balconies and Railings(Non-Dwelling Exterior (1480)-Balconies and Railings)	Replace Balconies and Railings		\$75,000.00		
	Subtotal of Estimated Cost			\$926,198.00		

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Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year 3 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$305,716.00
ID0000195	Operations(Operations (1406))	Operations		\$77,233.00
ID0000196	Administration(Administration (1410)-Salaries)	Administration		\$89,626.00
ID0000197	Management Improvements (Management Improvement (1408)-Other)	Management Improvements		\$89,626.00
ID0000198	Audit Fees(Contract Administration (1480)-Audit)	Audit Fees		\$2,500.00
ID0000199	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs		\$46,731.00
	1854 LOS FELIZ DR APTS (CA092000007)			\$170,482.00

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Work Statement for Year 3 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000200	Sliding Glass Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Sliding Glass Door Replacement		\$170,482.00
	FLORENCE JANSS APTS (CA092000005)			
ID0000215	Roof Replacement(Non-Dwelling Exterior (1480)-Roofs)	Roof Replacement		\$350,000.00
ID0000216	Replace Balconies and Railings(Non-Dwelling Exterior (1480)-Balconies and Railings)	Replace Balconies and Railings		\$75,000.00
ID0000217	Carport Replacement (Non-Dwelling Exterior (1480)-Other)	Replacement & Repair of Carport Roofs		\$25,000.00
	Subtotal of Estimated Cost			\$926,198.00

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Work Statement for Year 4 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000193	ROTH APARTMENTS (CA0920000099)			
ID0000193	Entry Door Replacement (Dwelling Unit-Exterior (1480)-Exterior Doors)	Entry Door Replacement		\$120,482.00
	AUTHORITY-WIDE (NAWASD)			\$305,716.00
ID0000203	Operations(Operations (1406))	Operations		\$77,233.00
ID0000204	Administration(Administration (1410)-Salaries)	Administration-salaries		\$89,626.00
ID0000205	Management Improvements(Management Improvement (1408)-Other)	Management Improvements-Other		\$89,626.00
ID0000206	Audit Fees(Contract Administration (1480)-Audit)	Contract Administration - Audits		\$2,500.00

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Work Statement for Year 4 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000207	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Contract Administration		\$46,731.00
	FIORE GARDENS (CA092000016)			\$500,000.00
ID0000209	Replace Exterior Balconies and Railings(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Replace Exterior Balconies and Railings		\$50,000.00
ID0000218	Roof Replacement(Non-Dwelling Exterior (1480)-Roofs)	Roof Replacement		\$450,000.00
	Subtotal of Estimated Cost			\$926,198.00

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Work Statement for Year		5	2030	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$305,716.00
ID0000219	Operations(Operations (1406))	Operations		\$77,233.00
ID0000220	Administration/Administration (1410)-Salaries)	Administration-salaries		\$89,626.00
ID0000221	Management Improvements(Management Improvement (1403)-Other)	Management Improvements-Other		\$89,626.00
ID0000222	Audit Fees(Contract Administration (1480)-Audit)	Contract Administration - Audits		\$2,500.00
ID0000223	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Contract Administration		\$46,731.00
	FORE GARDENS (CA092000016)			\$500,000.00

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Work Statement for Year 5 2030

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000224	Roof Replacement(Non-Dwelling Exterior (1480)-Roofs)	Roof Replacement		\$450,000.00
ID0000225	Replace Exterior Balconies and Railings(Non-Dwelling Exterior (1480)-Balconies and Railings)	Replace Exterior Balconies and Railings		\$50,000.00
	ROTH APARTMENTS (CA092000009)			\$120,482.00
ID0000226	Entry Door Replacement (Dwelling Unit-Exterior (1480)-Exterior Doors)	Entry Door Replacement		\$120,482.00
	Subtotal of Estimated Cost			\$926,198.00