

PHA 5-Year Plan

NOTICE OF 45-DAY PUBLIC COMMENT AND REVIEW PERIOD FOR THE OXNARD HOUSING AUTHORITY 5- YEAR AGENCY PLAN AND NOTICE OF PUBLIC HEARING

On February 18, 2020, The Housing Authority of the City of Oxnard (OHA) will post its proposed 5-year Agency Plan for public review at the following sites:

- (1) Oxnard Library, 251 South "A" Street
- (2) Housing Administration Office, 435 South "D" Street
- (3) Oxnard City Clerk, 300 West Third Street
- (4) Public Housing Office, 300 North Marquita Street
- (5) Section 8/Applications Office, 1470 Colonia Road
- (6) Palm Vista Building, 801 So. "C" Street
- (7) Plaza Vista Building, 401 So. "C" Street

This information is provided to the U.S. Department of Housing and Urban Development. The draft is posted for public review for 45 days beginning February 18, 2020. Written comments regarding the proposals are to be mailed to 435 S. "D" Street, Oxnard, CA 93030, Attention: Brenda Lopez. Comments mailed must be postmarked no later than April 2, 2020.

The Oxnard Housing Commission will hold a public hearing on the OHA proposed 5-year Agency Plan submission on April 7, 2020, at 6:00 p.m., or as soon thereafter as the matter may be heard, in the Oxnard City Council Chambers, 305 W. Third St, Oxnard, CA 93030.

Plan de 5 Años

AVISO DE COMENTARIO PÚBLICO DE 45 DÍAS Y PERÍODO DE REVISIÓN PÚBLICA DE EL PLAN DE 5 AÑOS DE LA AUTORIDAD DE VIVIENDA DE LA CIUDAD DE OXNARD Y AVISO DE AUDENCIA PÚBLICA

El día 18 de febrero del 2020, la Autoridad de Vivienda de la Ciudad de Oxnard (OHA) publicará el plan propuesto de 5 años de la Agencia para revisión del público en los siguientes sitios:

- (1) Biblioteca de Oxnard, 251 South "A" Street
- (2) Oficina de Administración de Viviendas, 435 South "D" Street
- (3) Oficina de Clérigo de la Ciudad de Oxnard, 300 West Third Street
- (4) Oficina de Viviendas Públicas, 300 North Marquita Street
- (5) Oficina de Sección 8/Aplicaciones, 1470 Colonia Road
- (6) Palm Vista Senior Building, 801 So. "C" Street
- (7) Plaza Vista Senior Building, 401 So. "C" Street

Esta información se proporcionará al Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD). La propuesta estará disponible para la revisión pública por 45 días comenzando el 18 de febrero del 2020. Comentarios por escrito pueden ser enviados al 435 S. "D" Street, Oxnard CA 93030, Atención: Brenda Lopez. Los comentarios enviados por correo deberán tener el sello postal a no más tardar el 2 de abril del 2020.

La Comisión de Vivienda de la Ciudad de Oxnard llevará a cabo una audiencia pública sobre la propuesta del Plan de 5 años de la Agencia el 7 de abril del 2020, a las 6:00 p.m., o poco después en las salas de Consejo de la ciudad de Oxnard, 305 W. Third St, Oxnard, CA 93030.

Proposed PHA Goals and Objectives for 5-Year Plan Fiscal Years 2020-2025

HUD Strategic Goal #1: Advance Economic Opportunity

PHA Goal One: Expand the supply of assisted housing.

- Objective: Apply for additional tenant based, project based, and special purpose vouchers
- Objective: Development of additional rental housing
- Objective: Decrease Public Housing Vacancy Rate
- Objective: Increase Housing Choice Voucher Budget Utilization
- Objective: Create a Housing Navigation team

PHA Goal Two: Expand Family Self-Sufficiency Program

- Objective: Increase program participation
- 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
- Objective: Build new partnerships with employers and service providers
- Objective: Revamp marketing efforts
- Objective: Increase progress meetings with program participants

PHA Goal Three: Supportive Services for Residents

- Objective: ROSS Services Coordinator to expand coordination of self-sufficiency services to each project site
- Objective: Increase collaboration between ROSS and FSS activities
- Objective: Leverage capacity with resident advisory board teams to increase participation and outreach

HUD Strategic Goal #2: Reduce Homelessness

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

- Objective: Apply for Mainstream Vouchers
- Objective: Establish partnerships with local Health and Human Service Agencies
- Objective: Partner with Community Service Agencies throughout the Ventura county that offer homeless programs
- Objective: Collaborate with Ventura County's Continuum of Care to establish a referral system

PHA Goal Two: Set Aside Homeless Voucher Program

- Objective: Increase utilization of homeless set aside vouchers
- Objective: Establish MOU with Supportive Services Provider
- Objective: Develop a plan to move homeless applicants from shelter to permanent housing

PHA Goal Three: VASH Program

- Objective: Increase utilization of VASH vouchers.
- Objective: Increase collaboration efforts with local VA clinic to identify eligible Veterans

PHA Goal Four: Build a Navigation Center

- Objective: Increase street outreach and case management
- Objective: Lead the operation of the city owned navigation center
- Objective: Establish partnerships with recuperative care, supportive service, and permanent housing providers

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
- Objective: Increase value of OHA's real property asset portfolio
- Objective: Merge Capital Fund and Maintenance Teams
- Objective: Transition Public Housing Units with significant unmet capital needs to RAD or Project Based Projects

HUD Strategic Goal #4: Streamline Operations

PHA Goal One: Reduce administrative burden

- Objective: Participate in HUD's Moving to Work Demonstration Cohort program
- Objective: Streamline processes and procedures for annual and re-certifications
- Objective: Implement consistent forms, letters, and notices for all programs
- Objective: Develop strategies to reshape workforce capacity
- Objective: Identify and eliminate administrative practices not required by HUD

PHA Goal Two: Improve customer service

- Objective: Deliver services more efficiently
- Objective: Reduce turnaround time-frames for reasonable accommodation requests
- Objective: Move towards on-line web-based applications

Progress Report: Mission and Goals described in OHA's 5-Year Plan ending 06/30/2020

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

PHA Goal One: Expand the supply of assisted housing.

Objective: Apply for additional rental vouchers as they become available.

Progress: The OHA administers 1,825 Section 8 vouchers which includes 52 VASH vouchers. The OHA partnered with the Housing Authority of City of San Buenaventura and Area Housing of the County of Ventura to apply for Mainstream Vouchers. The application was approved. In addition, the OHA applied and has been awarded 15 VASH vouchers (not included above).

Objective: Development of additional rental housing.

Progress: Las Cortes, Inc. a non-profit corporation was established with the purpose of creating affordable housing. Currently, it is involved in the demolition and replacement of 260 public housing units.

Objective: OHA will seek resources for down payment assistance.

Progress: OHA continues to work with the City of Oxnard's Down Payment Assistance Program to provide down payment and closing cost assistance for first time home buyers.

Objective: Reduce public housing vacancies.

Progress: The OHA has maintained a vacancy rate of 2 percent or less and has improved turnaround time to no more than 5-7 days on average.

Objective: Acquire or build new developments.

Progress: The OHA has been approved to demolish and replace 260 public housing units. The first phase of the project began in 6/2014 and Phase II of the project was completed on 11/2018. Phase III is currently in the planning phase.

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

Progress: OHA continues to work with the City of Oxnard and private developers in developing affordable rental and owner-occupied units. For example, in 2018, Habitat for Humanity of the Ventura County completed the construction of 6 owner-occupied units for low-income families. In 2019, Many Mansions built the Ormond Beach Villas Project and partnered with OHA to project base all of the units. The project will be fully leased in the first quarter of 2020.

PHA Goal Two: Improve quality of assisted housing.

Objective: Improve PHA's score.

Progress: OHA has maintained a standard/or high performer status.

Objective: Improve Voucher management (SEMAP).

Progress: OHA has maintained a standard and/or high performer status.

Objective: Increase customer satisfaction.

Progress: OHA holds meetings that are open to residents of public housing, section 8 participants and section 8 landlords to discuss overall concerns, program updates, and identify areas of improvement. In addition, OHA encourages and supports public housing residents to become involved in their local Tenant Association. Currently, there are four active associations: the Colonia Village Tenant Association, the Plaza Vista Tenant Association, the Palm Vista Tenant Association and the Pleasant Valley Tenant Association. In 2020, OHA submitted a technical assistance request to the Los Angeles Field Office to assist the agency in deploying strategies that will improve overall customer service.

Objective: Concentrate on efforts to improve specific management functions.

Progress:

- Maintained appropriate operating reserves for public housing.
- Provided 100 percent inspection in public housing and housing choice voucher programs.
- Continue to maintain a high lease-up level in the public housing program.
- Tenant accounts receivable are less than 5% annually.

Objective: Renovate or modernize public housing.

Progress: OHA continues to modernize public housing units based on availability of CFP funding.

Objective: Demolish and dispose of obsolete public housing

Progress: Demolition and disposition of 260 units is underway. In FY 2016, Phase II of the project was started with the demolition of 108 units and the Colonia Senior Center. A total of 142 new units (plus 2 manager units) were released for occupancy in FY 2018. Currently, planning is underway for the next phase of the project.

Objective: Provide replacement vouchers.

Progress: As part of the development of the 260 units, tenant protection vouchers were requested and have been approved.

Objective: Other.

Progress: OHA has maintained all public housing units to a standard that meets or exceeds UPCS.

PHA Goal Three: Increase assisted housing choices.

Objective: Provide voucher mobility counseling.

Progress: Voucher mobility counseling continues to be offered as applicable.

Objective: Conduct outreach efforts to potential voucher landlords.

Progress: Working with the City of Oxnard's Owner Participation Section 8 Subcommittee and Ventura County Executive's office to identify resources and establish a platform that will provide the opportunity to hold meetings throughout the year for both existing and prospective Section 8 landlords. Initiated a housing navigation pilot program to increase landlord participation and facilitate the onboarding process for new landlords.

Objective: Implement voucher home ownership program.

Progress: The voucher home ownership program proved infeasible. However; the OHA continues to promote home ownership as a priority through its FSS Program and referrals are made to the City of Oxnard's First Time Home Buyer assistance program.

Objective: Senior income limits/other.

Progress: The OHA previously met goal by increasing the income limit for seniors.

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

PHA Goal One: Provide and improve living environment.

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

Progress: The OHA continues to work towards a major development of mixed housing, which will result in de-concentration of poverty by bringing higher income families into lower income neighborhoods.

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

Progress:

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

Objective: Implement public housing security improvements.

Progress:

- Continue to work closely with the police department and tenant associations to address neighborhood security concerns.
- Improved tenancy screening of newly admitted families to the program, by contracting Online Rental Exchange (screening service provider).
- Monitor surveillance recordings in all public housing office locations.
- Expended the Emergency Safety and Security Grant received on improvements that have increased security such as: increased lighting, improved security cameras, and raising of block walls/gates.

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

Progress: The OHA continues to operate 2 buildings designated to house seniors/disabled residents: Palm Vista (100 units) and Plaza Vista (50 units).

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

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

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

Progress:

- Resident Services continues to work with local agencies to provide job development and employment services to residents of public housing.
- OHA serves as the lead agency for the Partner Coordinating Committee which is a collaboration of local community organizations that are working together to leverage resources with the goal of helping families achieve economic self-sufficiency.
- Continued implementation of family self-sufficiency programs in housing choice voucher and public housing programs.

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

Progress: Continue to work with welfare agency and local partners to establish strategies that will enable families to obtain employment.

Objective: Other self-sufficiency efforts.

Progress: Secured \$150,617 for FY 2019 through the Family Self-Sufficiency Grant which funds 2 FSS program coordinator positions dedicated to working with public housing residents and Section 8 participants to obtain the skills and experience necessary to achieve self-sufficiency.

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

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

Progress:

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

PHA Goal Two: Improve housing opportunities for all residents

Objective:

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

Progress:

- OHA continues to promote homeownership by working in collaboration with homeownership non-profit counseling agencies such as Cabrillo Economic Development Corporation (CEDC) and Ventura County Community Development Corporation (VCCDC) which offer homeownership services to low income families.
- Through the NSP program, two (2) triplexes were previously purchased and are currently rented to 6 low-income families.
- Worked with Habitat for Humanity of Ventura County in the development of 6 new owner occupied homes for low income families
- Issued project-based vouchers for the first Veterans' housing development in the City of Oxnard, Ormond Beach Villas, which was built by Many Mansions in 2019. The development provides service-enriched housing services to our Veteran population.
- Continue to cultivate public and private partnerships for future development.

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

Objective:

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

Progress:

- Continue utilizing Capital Fund Program funding to modernize projects, including kitchen cabinets, plumbing cleanouts and drain lines, replacement of plumbing lines on roofs, resurfacing of parking areas and walkways, flooring, windows, and other major improvements to public housing.
- Maintain the City's public housing communities in a condition that exceeds HUD's Uniform Physical Conditions Standards, including aesthetics, and landscaping.

PHA Goal Four: Improve quality of life for housing clients.

Objective:

- Expand needed service for public housing and housing choice voucher participants.
- Improve job opportunities for public housing and housing choice voucher participants.
- Improve public safety and security in public housing.

Progress:

- Continue to work with local agencies to provide access to job development and employment services to residents of public housing.
- Continued implementation of family self-sufficiency programs.
- Expended the Emergency Safety and Security Grant received on improvements that have increased security such as: increased lighting, improved security cameras, and raising of block walls/gates which in turn impacts the quality of life for housing clients.

PHA Goal Five: Convert to project based accounting and asset management.

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

Progress:

- Implemented all applicable provisions of 24 CFR part 900.
- OHA converted to project based accounting and asset management.
- OHA continues to stay abreast of any changes or requirements associated with Asset Management/Project Based Accounting.

Significant Amendments/Enmiendas Significativas

Section 8 Administrative Plan/Admissions and Continued Occupancy Policy:

At this time the Oxnard Housing Authority (OHA) is not proposing significant amendments or modifications of discretionary policies to the Admissions and Continued Occupancy Policy or Administrative plan. The OHA will only make revisions, if necessary, to ensure both plans align with the proposed 5-year and the annual agency plans.

En este momento, la Autoridad de Vivienda de la ciudad de Oxnard (OHA) no está proponiendo modificaciones significativas a las polizas discrecionales al “Admissions and Continued Occupancy Policy” o al “Administrative plan”. OHA sólo hará revisiones, si es necesario, para asegurar que ambos planes se alinean con el plan propuesto de 5 años y el plan anual de la agencia.

Part I: Summary						
PHA Name: Oxnard Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16-P031-501-20 Replacement Housing Factor Grant No: Date of CFFP: 4/25/2019			FFY of Grant: 2020 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	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 25% of line 23) ³	\$ 434,000.00				
3	1408 Management Improvements (Not to exceed 10% of line 23)	\$ 12,000.00				
4	1410 Administration (may not exceed 10% of line 23)	\$ 172,210.00				
5	1415 Liquidated Damages					
6	1480 Fees and Costs/ (A& E fees)	\$ 20,000.00				
7	1480 Advertising	\$ 5,000.00				
8	1480 Planning Salaries/ Benefits	\$ 40,000.00				
9	1480 Audit					
10	1440 Site Acquisition					
11	1480 Site Improvement					
12	1480 Dwelling Structures	\$ 1,015,000.00				
13	1480 Dwelling Equipment - Nonexpendable					
14	1480 Nondwelling Structures					
15	1480 Nondwelling Equipment (Computer Hardware)	\$ 20,000.00				
16	1480 Construction Vehicle					
17	1480 Demolition					
18	1480 Moving to Work Demonstration					
19	1480 Relocation Costs					
20	1480 Development Activities ⁴					
21	9001 Collateralization or Debt Service paid by PHA	\$ 440,790.00				
22	1480 Contingency (may not exceed 8% of line 23)	\$ 11,000.00				
23	Amount of Annual Grant: (sum of lines 1 - 22)	\$ 2,170,000.00				

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 I: Summary					
PHA Name: Oxnard Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16-P031-501-20 Replacement Housing Factor Grant No: Date of CFFP: 12/5/2018			FFY of Grant: 2020 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				
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	

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of 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-P031-501-20 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2020		
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		\$ 430,000.00				
PHA WIDE	Professional Development/ Professional Development /Training	1408		\$ 5,500.00				
	Consultants/ Consultants	1408		\$ 6,000.00				
	Disaster Preparedness	1408		\$ 500.00				
	Needs Assessment	1408		\$ -				

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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-P031-501-20 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2020		
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		\$	172,210.00			
	Fees & Costs	1480		\$	20,000.00			
	Advertising	1480		\$	5,000.00			
	Planning Salaries/Benefits	1480		\$	40,000.00			
	Computer Hardware	1480		\$	20,000.00			
	Bond Payment	9001		\$	440,790.00			
	Contingency	1480		\$	15,000.00			
	Total 31-0:			\$	1,155,000.00			

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-P031-501-20 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2020		
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	
OHA Wide								
CAL 31-2	Roofing (C)			\$	250,000.00			
Felicia Ct.	Exterior Doors (C)			\$	220,000.00			
	Total 31-2:			\$	470,000.00			
CAL 31-3								
Colonia Road				\$	-			
	Total 31-3:			\$	-			
CAL 31-4								
Pleasant Valley				\$	-			
	Total 31-4:			\$	-			
CAL 31-5								
Plaza Vista	Kitchen Cabinets			\$	175,000.00			
	Total 31-5:			\$	175,000.00			
CAL31-7								
Scattered Sites	Kitchen Cabinets			\$	350,000.00			
	Building Improvements			\$	10,000.00			
	Total 31-7:			\$	360,000.00			
CAL 31-8								
Palm Vista	Boilers			\$	10,000.00			
	Total 31-8:			\$	10,000.00			
	CA16-P031-501-20 Total:			\$	2,170,000.00			

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-P031-501-20 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2020
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	4/16/2022		4/16/2024		
CAL 31-1 The Courts	4/16/2022		4/16/2024		
CAL 31-2 Felicia Court	4/16/2022		4/16/2024		
CAL 31-3 Colonia Road	4/16/2022		4/16/2024		
CAL 31-4 Pleasant Valley	4/16/2022		4/16/2024		
CAL 31-5 Plaza Vista	4/16/2022		4/16/2024		
CAL 31-7 Scattered Sites	4/16/2022		4/16/2024		
CAL 31-8 Palm Vista	4/16/2022		4/16/2024		

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 2020	Work Statement for Year 2 FFY Grant: 2021 PHA FY: 2022	Work Statement for Year 3 FFY Grant: 2022 PHA FY: 2023	Work Statement for Year 4 FFY Grant: 2023 PHA FY: 2024	Work Statement for Year 5 FFY Grant: 2024 PHA FY: 2025
	Annual Statement				
CAL 31-0 OHA-Wide		\$ 959,272.50	\$ 939,380.00	\$ 938,180.00	\$ 517,000.00
OHA Wide Security System		\$ -	\$ 15,000.00	\$ 50,000.00	\$ -
CAL 31-1 The Courts					
CAL 31-2 Felicia Court		\$ -	\$ 385,000.00	\$ -	\$ 100,000.00
CAL 31-3 Colonia Road			\$ -		\$ -
CAL 31-4 Pleasant Valley		\$ -	\$ 105,000.00	\$ 500,000.00	\$ 400,000.00
CAL 31-5 Plaza Vista		\$ 55,000.00	\$ -	\$ -	\$ 20,000.00
CAL 31-7 Scattered Sites		\$ 50,000.00		\$ -	\$ -
CAL 31-8 Palm Vista		\$ 460,000.00	\$ 1,000.00	\$ 50,000.00	\$ 20,000.00
CFP Funds Listed for 5-year Planning		\$ 1,524,272.50	\$ 1,445,380.00	\$ 1,538,180.00	\$ 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 2020	Activities for Year: 2 FFY Grant: 2021 PHA FY: 2022			Activities for Year: 3 FFY Grant: 2022 PHA FY: 2023		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA-Wide	Operations	\$ 280,000.00	PHA-Wide	Operations	\$ 280,000.00
Annual	Cal 31-0			Cal 31-0		
Statement						
		Management Improvement	\$ 12,000.00		Management Improvement	\$ 12,000.00
		Administration	\$ 105,000.00		Administration	\$ 105,000.00
		A&E Fees	\$ 20,000.00		A&E Fees	\$ 20,000.00
		Advertising	\$ 5,000.00		Advertising	\$ 5,000.00
		Planning Salaries/ Benefits	\$ 40,000.00		Planning Salaries/ Benefits	\$ 40,000.00
		Computer Hardware	\$ 20,000.00		Computer Hardware	\$ 20,000.00
		Audit	\$ 20,000.00			
		Debt. Service	\$ 442,272.50		Debt. Service	\$ 442,380.00
		Contingency	\$ 15,000.00		Contingency	\$ 15,000.00
	Cal 31-0 Subtotal:		\$ 959,272.50	Cal 31-0 Subtotal:		\$ 939,380.00
	Total CFP Estimated Cost					

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

Activities for Year 1 2020	Activities for Year: 2 FFY Grant: 2021 PHA FY: 2022			Activities for Year: 3 FFY Grant: 2022 PHA FY: 2023		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OHA Wide			OHA Wide	Security System	\$ 15,000.00
See	Felicia Court			Felicia Court		
Annual	CAL 31-2			CAL 31-2	Trash Enclosure	\$ 30,000.00
Statement					Fences	\$ 100,000.00
	CAL 31-2 Subtotal:		\$ -		Trash Enclosure Covers	\$ 5,000.00
	Colonia Village				Windows	\$ 250,000.00
	CAL 31-3					
	CAL 31-3 Subtotal		\$ -	CAL 31-2 Subtotal:		\$ 385,000.00
	Pleasant Valley			Colonia Village		
	CAL 31-4			CAL 31-3		
				CAL 31-3 Subtotal		\$ -
	CAL 31-4 Subtotal		\$ -	Pleasant Valley		
				CAL 31-4	Trash Enclosure	\$ 30,000.00
	Plaza Vista				Community Ctr. Re-Roofing	\$ 25,000.00
	CAL 31-5	Parking Area Concrete	\$ 55,000.00		Rehab Recreation Room	\$ 50,000.00
	CAL 31-5 Subtotal:		\$ 55,000.00	CAL 31-4 Subtotal:		\$ 105,000.00
				Plaza Vista		
	Scattered Sites			CAL 31-5		
	CAL 31-7	Additional Parking	\$ 50,000.00			
				CAL 31-5 Subtotal:		\$ -
				Scattered Sites		
	CAL 31-7 Subtotal:		\$ 50,000.00	CAL 31-7		
	Palm Vista			CAL 31-7 Subtotal:		\$ -
	CAL 31-8	Drain Lines	\$ 300,000.00	Palm Vista	Trash Enclosure Covers	\$ 1,000.00
		Parking Area Concrete	\$ 160,000.00	CAL 31-8		
				CAL 31-8		
	CAL 31-8 Subtotal:		\$ 460,000.00			
				CAL 31-8 Subtotal:		\$ 1,000.00
	Total CFP Estimated Cost		\$ 1,524,272.50			\$ 1,445,380.00

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages --- Work activities					
Activities for Year: 4 FFY Grant: 2023 PHA FY: 2024			Activities for Year: 5 FFY Grant: 2024 PHA FY: 2025		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA-Wide	Operations	\$ 280,000.00	PHA-Wide	Operations	\$ 280,000.00
Cal 31-0			Cal 31-0		
	Management Improvement	\$ 12,000.00		Management Improvement	\$ 12,000.00
	Administration	\$ 105,000.00		Administration	\$ 105,000.00
	A&E Fees	\$ 20,000.00		A&E Fees	\$ 20,000.00
	Advertising	\$ 5,000.00		Advertising	\$ 5,000.00
	Planning Salaries/ Benefits	\$ 40,000.00		Planning Salaries/ Benefits	\$ 40,000.00
	Computer Hardware	\$ 20,000.00		Computer Hardware	\$ 20,000.00
	Debt. Service	\$ 441,180.00		GPNA	\$ 20,000.00
	Contingency	\$ 15,000.00		Contingency	\$ 15,000.00
Cal 31-0 Subtotal:		\$ 938,180.00	Cal 31-0 Subtotal:		\$ 517,000.00
Total CFP Estimated Cost					

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

Activities for Year: 4 FFY Grant: 2023 PHA FY: 2024			Activities for Year: 5 FFY Grant: 2024 PHA FY: 2025		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
OHA Wide	Pre-Reac Improvement	\$ 50,000.00	OHA Wide		\$ -
Felicia Court			Felicia Court		
CAL 31-2			CAL 31-2	Landscaping	\$ 100,000.00
			CAL 31-2 Subtotal:		\$ 100,000.00
CAL 31-2 Subtotal:		\$ -	Colonia Village		
Colonia Village			CAL 31-3		
CAL 31-3					
CAL 31-3 Subtotal		\$ -	CAL 31-3 Subtotal		\$ -
Pleasant Valley			Pleasant Valley		
CAL 31-4	Windows	\$ 400,000.00	CAL 31-4	Flooring	\$ 400,000.00
	Admin. Roofing	\$ 100,000.00			
CAL 31-4 Subtotal:		\$ 500,000.00	CAL 31-4 Subtotal:		\$ 400,000.00
Plaza Vista			Plaza Vista		
CAL 31-5			CAL 31-5	Roof Exhaust Fans	\$ 10,000.00
				Plumbing	\$ 10,000.00
CAL 31-5 Subtotal:		\$ -	CAL 31-5 Subtotal:		\$ 20,000.00
Scattered Sites					
CAL 31-7			Scattered Sites		
CAL 31-7 Subtotal:		\$ -	CAL 31-7		
Palm Vista	Roof-Repiping	\$ 50,000.00	CAL 31-7 Subtotal:		\$ -
CAL 31-8					
			Palm Vista		
			CAL 31-8	Roof Exhaust Fans	\$ 20,000.00
CAL 31-8 Subtotal:		\$ 50,000.00	CAL 31-8 Subtotal:		\$ 20,000.00
Total CFP Estimated Cost		\$ 1,538,180.00			\$ 1,057,000.00