

**Notice of 45-day public comment period for proposed significant amendments to the PHA 5-year/Annual Plan and Housing Choice Voucher Administrative Plan**

Public comments on the proposed significant amendments will be accepted during a 45-day comment period. **Comment period begins November 16, 2023 and ends December 31, 2023 at 5:00 p.m.** Submit your comments in writing\* to:

Oxnard Housing Authority  
Attention: Brenda Lopez, Housing Programs Manager  
435 South D Street  
Oxnard, CA 93030

\*Written Comments sent by mail must be postmarked by December 31, 2023

## **Proposed Significant Amendments**

### **Housing Choice Voucher (HCV) Administrative Plan & Public Housing Program Admissions and Continued Occupancy Policy (ACOP) Plan**

The Housing Opportunity Through Modernization Act of 2016 (HOTMA) was enacted on July 29, 2016. Title I of HOTMA contains fourteen sections that affect the HCV and Low Rent Public Housing Program rental assistance programs. Some of the changes were to be implemented immediately, while others required further action from the Department of Housing and Urban Development. The Final Rule was officially published in the Federal Register on February 14, 2023. The Final Rule implements Sections 102, 103, and 104 of HOTMA, which delivers important benefits to tenants and reduces administrative burdens for public housing agencies. The Oxnard Housing Authority has updated the policy plans for both programs to comply with the regulations.

A draft of the proposed significant changes to each plan may be accessed at:

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

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

**Aviso de período de 45-días de comentario público referente a la modificación significativa al plan de 5-años/anual de la agencia y al plan administrativo del Housing Choice Voucher**

Los comentarios públicos sobre las enmiendas significativas propuestas se aceptarán durante un período de comentario de 45 días. **El período de comentarios comienza el 14 de noviembre de 2023 y finaliza el 31 de diciembre de 2023 a las 5:00 p.m.** Comentarios por escrito\* pueden ser enviados a:

Oxnard Housing Authority  
Atención: Brenda Lopez, Housing Programs Manager  
435 South D Street  
Oxnard, CA 93030

\*Los comentarios enviados por correo deberán tener el sello postal a no más tardar del 31, de diciembre del 2023

## **Enmiendas significativas propuestas**

### **Plan administrativo de vales de elección de vivienda (HCV)**

**&**

### **Plan de pólizas de Admisiones y Ocupación Continua (ACOP) de Vivienda Pública**

La Ley de Oportunidad de Vivienda a través de la Modernización de 2016 (HOTMA) se promulgó el 29 de julio de 2016. El Título I de HOTMA contiene catorce secciones que afectan los programas de vales de elección de vivienda y del Programa de Vivienda Pública. Algunos de los cambios debían implementarse de inmediato, mientras que otros requerían más acciones por parte del Departamento de Vivienda y Desarrollo Urbano. La regla final fue publicada oficialmente en el Registro Federal el 14 de febrero de 2023. La Regla Final implementa las Secciones 102, 103 y 104 de HOTMA, que brinda importantes beneficios a los inquilinos y reduce las cargas administrativas para las agencias de vivienda pública. La Autoridad de Viviendas de la ciudad de Oxnard ha actualizado los planes y pólizas para ambos programas para cumplir con las regulaciones.

Se puede una copia de las enmiendas significativas propuestas para cada programa en:

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

**Plan de ACOP:** <https://www.oxnard.org/city-department/housing/public-housing/acop/>

<b>Part I: Summary</b>						
<b>PHA Name:</b> Oxnard Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16-P031-501-24 Replacement Housing Factor Grant No: Date of CFFP: 04/26/2004			<b>FFY of Grant:</b> 2024 <b>FFY of Grant Approval:</b>	
<b>Type of Grant:</b> <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 <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 25% of line 23) <sup>3</sup>	\$ -				
3	1408 Management Improvements ( Not to exceed 10% of line 23)	\$ 60,300.00				
4	1410 Administration (may not exceed 10% of line 23)	\$ 105,700.00				
5	1415 Liquidated Damages					
6	1480 Fees and Costs/ ( A& E fees)	\$ 10,000.00				
7	1480 Advertising	\$ 1,000.00				
8	1480 Planning Salaries/ Benefits	\$ 10,000.00				
9	1480 Audit					
10	1440 Site Acquisition					
11	1480 Site Improvement	\$ 140,000.00				
12	1480 Dwelling Structures	\$ 730,000.00				
13	1480 Dwelling Equipment - Nonexpendable					
14	1480 Nondwelling Structures					
15	1480 Nondwelling Equipment (Computer Hardware)	\$ -				
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	\$ -				
22	1480 Contingency (may not exceed 8% of line 23)	\$ -				
23	Amount of Annual Grant: (sum of lines 1 - 22)	<b>\$ 1,057,000.00</b>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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

US Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226

<b>Part I: Summary</b>					
<b>PHA Name:</b> Oxnard Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16-P031-501-24 Replacement Housing Factor Grant No: Date of CFFP: 04/26/2004			<b>FFY of Grant:</b> 2024 <b>FFY of Grant Approval:</b>
<b>Type of Grant:</b> <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					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>	
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>
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				
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>CAL 31-0</b>	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				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> 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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>CAL 31-0</b>								
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		\$	-			
	<b>Total 31-0:</b>			\$	<b>187,000.00</b>			

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.





<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
<b>PHA Name:</b> Oxnard Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16-P031-501-24 CFFP (Yes/ No): Yes Replacement Housing Factor Grant No:			<b>Federal FFY of Grant:</b> 2024
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised target Dates <sup>1</sup>
	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		

<sup>1</sup> 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.

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name: <b>Oxnard Housing Authority</b>				<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
<b>CFP Funds Listed for 5-year Planning</b>		<b>\$ 1,057,000.00</b>	<b>\$ 1,057,000.00</b>	<b>\$ 1,057,000.00</b>	<b>\$ 1,057,000.00</b>
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 31-5 Subtotal		\$ -	CAL 31-7	Building Redevelopment-Althea	\$ 300,000.00
	Scattered Sites			CAL 31-7 Subtotal:		\$ 300,000.00
	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
<b>Total CFP Estimated Cost</b>		<b>\$ 1,057,000.00</b>	<b>Total CFP Estimated Cost</b>		<b>\$ 1,057,000.00</b>