



CITY COUNCIL AGENDA REPORT
PUBLIC HEARINGS
AGENDA ITEM NO. L.2.

DATE: April 2, 2019

TO: Housing Authority Board

FROM: Rhonda Hodge, Interim Housing Director, (805) 385-7889, rhonda.hodge@oxnard.org

SUBJECT: Five-Year & Annual Agency Plan and Capital Fund Program (CFP) 5-Year Action Plan for Low Rent Public Housing. (10/15/5)

RECOMMENDATION

That the Board of Commissioners of the Housing Authority of the City of Oxnard (OHA):

1. Hold a public hearing to receive comments concerning the fifth year of the Five-Year Agency Plan, the 2019 CFP Budget, and the CFP 5-Year Action Plan; and
2. Adopt a resolution:
 - a. Approving the Five-Year and Annual Agency Plan for the Housing Authority;
 - b. Authorizing and directing the Chairman to execute the Department of Housing and Urban Development (HUD) Public Housing Agency Certification Compliance Form certifying the Housing Authority's compliance with HUD's policies and procedures;
 - c. Authorizing the Housing Director to execute and submit all reports, documents and all other certifications required to comply with HUD's policies and procedures regarding the Five-Year Agency Plan;
 - d. Approving the 2019 CFP Budget and CFP 5-Year Action Plan; and
 - e. Authorizing the Housing Director to accept and expend the funds as indicated in the revised 2019 CFP Budget and CFP 5-Year Action Plan.

BACKGROUND

The Quality Housing and Work Responsibility Act of 1998 (the Act) requires OHA to submit a Five-Year and Annual Agency Plan. The purpose of the Five-Year and Annual Agency Plan, along with the program policies for the Public Housing Program (Admissions and Continued Occupancy Policy) and the Housing Choice Voucher Program/Section 8 Program (Administrative Plan) is to provide a framework for local accountability, along with an easily-identifiable source document where public housing residents, participants in the Section 8 Program, and members of the public may locate basic information regarding a Housing Authority's policies, rules and regulations and services provided by the agency.

The current Five-Year Plan covers fiscal years 2015-2019 and the Annual Plan covers fiscal year 2019. Updates must be submitted to HUD at least seventy-five days prior to the beginning of each fiscal year, and must include certifications that the OHA Plan is consistent with the City's Consolidated Plan and in accordance with HUD requirements.

DISCUSSION

Other than regulatory mandated updates, no significant changes were proposed to OHA's 2019 Annual Agency Plan. The opportunity for suggestions and/or recommendations from the public was made available for public comments January 18, 2019 for forty-five days.

The plan was submitted to the Resident Advisory Board (RAB) consisting of Tenant Commissioners, public housing residents, and Section 8 Program participants. The RAB provides comments and feedback to the agency. The Board conducted public meetings on January 24, 2019 and February 7, 2019. OHA staff made presentations to the RAB at those meetings and responded to inquiries from RAB members and others.

In addition to any proposed changes, the last component of the Annual Agency Plan has to do with the adoption of an annual CFP budget as well as a CFP 5-Year Action Plan. The primary purpose of the CFP is to preserve and maintain the integrity of the OHA's public housing stock and to fund necessary improvements. For the coming fiscal year, the OHA is presenting a budget of \$1,482,093 for the CFP activities, which is the amount requested by the OHA to HUD. The final funding amount is yet to be determined and is based upon congressional appropriation. The proposed annual CFP budget and Five-Year Action plan are set forth in Attachments 1 and 2.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life Strategy. The Purpose of the Quality of Life Strategy is to build relationships and create opportunities within the community for safe and vibrant neighborhoods, which will showcase the promising future of Oxnard.

FINANCIAL IMPACT

This item has no impact to the General Fund. The approval of the recommended action will enable the OHA to obtain various HUD funds, including approximately \$1.48 million under the Capital Fund. Adoption of an Annual Agency Plan is required for the OHA to receive the funds set forth in the CFP Budget and CFP Five-Year Action Plan.

COMMITTEE OUTCOME

This item did not originate in Committee, primarily because public hearing items are typically heard directly by the full Housing Authority Board, and secondarily because this item is an update to the previously Board-approved five year plan.

Prepared by: Rhonda Hodge, Interim Housing Director

ATTACHMENTS

1. Proposed CFP Budget for 2019
2. Proposed CFP Five-Year Action Plan
3. Resolution Approving Five-Year Plan
4. Required HUD Certifications

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
Expires 6/30/2017

Part I: Summary					
PHA Name: Oxnard Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16-P031-501-19 Replacement Housing Factor Grant No: Date of CFFP: 12/5/2018		FFY of Grant: 2019 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	\$ 296,418.00			
3	1408 Management Improvements (Not to exceed 8% of line 23)	\$ 12,000.00			
4	1410 Administration (may not exceed 10% of line 23)	\$ 103,900.00			
5	1415 Liquidated Damages				
6	1480 Fees and Costs/ (A& E fees)	\$ 34,000.00			
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	\$ 490,000.00			
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	\$ 18,000.00			
20	1480 Development Activities ⁴				
21	9001 Collateralization or Debt Service paid by PHA	\$ 443,093.75			
22	1480 Contingency (may not exceed 8% of line 23)	\$ 19,682.00			
23	Amount of Annual Grant: (sum of lines 1 - 22)	\$ 1,482,093.75			

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.

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
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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	\$ 222,000.00			
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	

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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-P031-501-19 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2019		
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		\$ 296,418.00				
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-P031-501-19 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2019		
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		\$	103,900.00			
	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		\$	443,093.75			
	Contingency	1480		\$	19,682.00			
	Total 31-0:			\$	960,093.75	\$	-	

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Part II: Supporting Pages

PHA Name: Oxnard Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA16-P031-501-19 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2019			
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 Felicia Ct.								
	Total 31-2:			\$ -				
CAL 31-3 Colonia Road								
	Total 31-3:			\$ -				
CAL 31-4 Pleasant Valley								
	Total 31-4:			\$ -				
CAL 31-5 Plaza Vista								
	Total 31-5:			\$ -				
CAL31-7 Scattered Sites								
	Total 31-7:			\$ -				
CAL 31-8 Palm Vista	504 Compliance/ 11 units (C)			\$ 190,000.00				
	A&E Fees (C)			\$ 14,000.00				
	Relocation (C)			\$ 18,000.00				
	Kitchen Cabinets (C)			\$ 250,000.00				
	Kitchen New Cleanouts			\$ 50,000.00				
	Total 31-8:			\$ 522,000.00				
	CA16-P031-501-19 Total:			\$ 1,482,093.75				

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² To be completed for the Performance and Evaluation Report.

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Oxnard Housing Authority				[X] Original 5-Year Plan [] Revision no:	
Development Number/Name/HA-Wide	Year 1 2019	Work Statement for Year 2 FFY Grant: 2020 PHA FY: 2021	Work Statement for Year 3 FFY Grant: 2021 PHA FY: 2022	Work Statement for Year 4 FFY Grant: 2022 PHA FY: 2023	Work Statement for Year 5 FFY Grant: 2023 PHA FY: 2024
	Annual Statement				
CAL 31-0 OHA-Wide		\$ 957,790.00	\$ 939,272.50	\$ 959,380.00	\$ 938,180.00
OHA Wide Security System		\$ -		\$ 15,000.00	\$ -
CAL 31-1 The Courts					
CAL 31-2 Felicia Court		\$ -	\$ -	\$ 378,950.00	\$ 150,000.00
CAL 31-3 Colonia Road			\$ -		\$ -
CAL 31-4 Pleasant Valley		\$ -	\$ -	\$ 95,550.00	\$ 300,000.00
CAL 31-5 Plaza Vista		\$ 150,000.00	\$ 55,000.00	\$ 10,000.00	\$ -
CAL 31-7 Scattered Sites		\$ 300,000.00	\$ -	\$ -	\$ -
CAL 31-8 Palm Vista		\$ -	\$ 460,000.00	\$ 600.00	\$ 50,000.00
CFP Funds Listed for 5-year Planning		\$ 1,407,790.00	\$ 1,454,272.50	\$ 1,459,480.00	\$ 1,438,180.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1 2019	Activities for Year: 2 FFY Grant: 2020 PHA FY: 2021			Activities for Year: 3 FFY Grant: 2021 PHA FY: 2022		
	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	\$ 280,000.00	PHA-Wide Cal 31-0	Operations	\$ 280,000.00
		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
		GPNA	\$ 20,000.00			
		Debt. Service	\$ 440,790.00		Debt. Service	\$ 442,272.50
		Contingency	\$ 15,000.00		Contingency	\$ 15,000.00
	Cal 31-0 Subtotal:		\$ 957,790.00	Cal 31-0 Subtotal:		\$ 939,272.50
Total CFP Estimated Cost						

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

Activities for Year 1 2019	Activities for Year: 2 2020 PHA FY: 2021			Activities for Year: 3 FFY Grant: 2021 PHA FY: 2022		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OHA Wide			OHA Wide		\$ -
	Felicia Court			Felicia Court		
	CAL 31-2			CAL 31-2		
	CAL 31-2 Subtotal:		\$ -			
	Colonia Village			CAL 31-2 Subtotal:		\$ -
	CAL 31-3			Colonia Village		
	CAL 31-3 Subtotal		\$ -	CAL 31-3		
	Pleasant Valley					
	CAL 31-4					
				CAL 31-3 Subtotal		\$ -
	CAL 31-4 Subtotal		\$ -	Pleasant Valley		
				CAL 31-4		
	Plaza Vista					
	CAL 31-5	Kitchen Cabinets	\$ 150,000.00			
				CAL 31-4 Subtotal:		\$ -
	CAL 31-5 Subtotal:		\$ 150,000.00	Plaza Vista		
				CAL 31-5	Parking Area Concrete	\$ 55,000.00
	Scattered Sites					
	CAL 31-7	Kitchen Cabinets	\$ 300,000.00	CAL 31-5 Subtotal:		\$ 55,000.00
				Scattered Sites		
				CAL 31-7		
	CAL 31-7 Subtotal:		\$ 300,000.00			
	Palm Vista					
	CAL 31-8			CAL 31-7 Subtotal:		\$ -
				Palm Vista	Drain Lines	\$ 300,000.00
				CAL 31-8	Parking Area Concrete	\$ 160,000.00
	CAL 31-8 Subtotal:			CAL 31-8 Subtotal:		\$ 460,000.00
	Total CFP Estimated Cost		\$ 1,407,790.00			\$ 1,454,272.50

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

Activities for Year: 4 FFY Grant: 2022 PHA FY: 2023			Activities for Year: 5 FFY Grant: 2023 PHA FY: 2024		
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	\$ 442,380.00		Debt. Service	\$ 441,180.00
	Contingency	\$ 15,000.00		Contingency	\$ 15,000.00
	Audit	\$ 20,000.00			
Cal 31-0 Subtotal:		\$ 959,380.00	Cal 31-0 Subtotal:		\$ 938,180.00
Total CFP Estimated Cost					

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

Activities for Year: 4 FFY Grant: 2022 PHA FY: 2023			Activities for Year: 5 FFY Grant: 2023 PHA FY: 2024		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
OHA Wide	Security System	\$ 15,000.00	OHA Wide		\$ -
Felicia Court			Felicia Court		
CAL 31-2	Trash Enclosure	\$ 30,000.00	CAL 31-2	Walkway Concrete	\$ 150,000.00
	Fences	\$ 94,750.00			
	Trash Enclosure Covers	\$ 4,200.00			
	Windows	\$ 250,000.00			
CAL 31-2 Subtotal:		\$ 378,950.00	CAL 31-2 Subtotal:		\$ 150,000.00
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	Trash Enclosure	\$ 30,000.00	CAL 31-4	Kitchen Cabinets	\$ 300,000.00
	Community Ctr. Re-Roofing	\$ 19,550.00			
	Rehab Recreation Room	\$ 46,000.00			
CAL 31-4 Subtotal:		\$ 95,550.00	CAL 31-4 Subtotal:		\$ 300,000.00
Plaza Vista			Plaza Vista		
CAL 31-5	Plumbing	\$ 10,000.00	CAL 31-5		
CAL 31-5 Subtotal:		\$ 10,000.00	CAL 31-5 Subtotal:		\$ -
Scattered Sites			Scattered Sites		
CAL 31-7			CAL 31-7		
CAL 31-7 Subtotal:		\$ -	CAL 31-7 Subtotal:		\$ -
Palm Vista	Trash Enclosure Covers	\$ 600.00	CAL 31-7 Subtotal:		
CAL 31-8			Palm Vista		
			CAL 31-8	Roof Re-piping	\$ 50,000.00
CAL 31-8 Subtotal:		\$ 600.00	CAL 31-8 Subtotal:		\$ 50,000.00
Total CFP Estimated Cost		\$ 1,459,480.00			\$ 1,438,180.00

HOUSING AUTHORITY OF THE CITY OF OXNARD

RESOLUTION NO. _____

RESOLUTION APPROVING THE FIVE-YEAR AND ANNUAL AGENCY PLANS AND
THE 2019 CAPITAL FUND PROGRAM (CFP) BUDGET AND CFP FIVE-YEAR ACTION
PLAN AND AUTHORIZING THE HOUSING DIRECTOR TO EXECUTE AND SUBMIT
THE PLANS AND CAPITAL FUNDS STATEMENT

WHEREAS, the Housing Authority of the City of Oxnard (OHA) is required by the U.S. Department of Housing and Urban Development (HUD) to develop and adopt a Five-Year Agency Plan, update the same with an Annual Plan (the Plan), and submit the fifth year of the Five-Year and Annual Plans for HUD's review and approval in order to be eligible to receive HUD funding utilized for the OHA's operation; and

WHEREAS, The OHA adopted a Five-Year Agency Plan in 2015; and

WHEREAS, on April 2, 2019, the OHA conducted a public hearing on the proposed fifth year of the 2015-2019 CFP Five-Year Action Plan, the 2019 Annual Agency Plan, and the 2019 CFP Budget.

WHEREAS, the OHA wishes to update its plan by adoption of the fifth year of the 2015-2019 CFP Five-Year Action Plan, the 2019 Annual Agency Plan and the 2019 CFP Budget.

NOW THEREFORE, the Board of Commissioners of the Housing Authority of the City of Oxnard resolves as follows:

1. The Board hereby approves the fifth year of the 2015-2019 CFP Five-Year Action Plan, the 2019 Annual Agency Plan and the 2019 Capital Fund Annual Statement and fifth year of the Five-Year Capital Fund Plan, as presented to the Board on April 2, 2019; and
2. The Board authorizes and directs the chairman to execute the HUD Public Housing Agency Certification Compliance Form certifying the Housing Authority's compliance with HUD's policies and procedures; and
3. The Board authorizes the Housing Director to execute and submit all reports and documents required to comply with HUD's policies and procedures regarding the Agency Plan; and

///

///

4. The Board authorizes the Housing Director to accept and extend the funds as indicated in the revised 2019 Capital Fund Annual Statement and fifth year of the Five-Year Capital Fund Plan.

APPROVED AND ADOPTED THIS _____ DAY OF _____ 2019 BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

Tim Flynn, Chairman

Attest:

Michelle Ascencion, Secretary-Designate

Approved as to form:

Stephen M. Fischer, General Counsel

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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, 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. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only 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 of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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>Oxnard Housing Authority</u> PHA Code: <u>CA031</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2019</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>666</u> Number of Housing Choice Vouchers (HCVs) <u>1,773</u> Total Combined Units/Vouchers <u>2,439</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C 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. 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><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%;"> <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>Lead PHA:</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> <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:																	
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:																															

B.	Annual Plan Elements					
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</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"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency 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"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): N/A- no revisions</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. N/A no revisions</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 type="checkbox"/> <input checked="" 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"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" 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>					
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>					

B.4	<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>
B.5	<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 and Annual Plan. See Attachment B.5</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) 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. See Attachment B.6</p>
B.7	<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>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See Attachment C.1</p>

**Certifications of Compliance with
PHA Plans 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 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2019-2020, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA 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 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.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - 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;
 - 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 part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. 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.
19. 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

X Annual PHA Plan for Fiscal Year 2019-2020

_____ 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 Authorized Official	Title
Tim Flynn	Chairman
Signature	Date

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

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, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of the City of Oxnard
PHA Name

CA031
PHA Number/HA Code

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	Rhonda Hodge	Title	Interim Housing Director
Signature		Date	

Attachment B.5
Progress Report

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 1,773 Section 8 vouchers and 52 VASH vouchers. Agency will continue to monitor for opportunities to apply for additional vouchers.
- 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 11/2019. 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 addition, Many Mansions is currently building the Ormond Beach Villas Project which is an affordable rental project.

Attachment B.5

Progress Report

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.

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.

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.

Attachment B.5 Progress Report

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.

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.

Attachment B.5 Progress Report

- Work with local law enforcement for the screening of applicants in public housing and housing choice voucher program.
- 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 dedicated to housing 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 \$137,298 for FY 2018 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.

Attachment B.5
Progress Report

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
- Currently working with Many Mansions, who is building the first Veterans' housing development in the City of Oxnard. The development will provide service-enriched housing services to our Veteran population.
- Continue to cultivate public and private partnerships for future development.

Attachment B.5 Progress Report

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.

Attachment B.6 Resident Advisory Board Comments

HOUSING AUTHORITY OF THE CITY OF OXNARD ANNUAL AGENCY PLAN PROPOSED CHANGES SUMMARY OF TENANT COMMENTS

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

RAB Meeting Comments:

The RAB made the following comment(s) at the RAB Meetings:

1. Requested additional information on the impact of the 2016 HOTMA, specifically the income limit changes, under Section 103

The PHA's management staff discussed the income limits, changes to rent, tracking of over-income families, and effective dates. In addition, PHA staff attended the Tenant Association meetings to give a high level summary of the regulation and the changes that have and will be implemented for over-income families.

Attachment C.1 Capital Improvements

See Attach 1 Proposed CFP Budget for 2019 and Attach 2 Proposed CFP Five-Year Action Plan which are part of the Staff/Agenda Report.

OXNARD HOUSING AUTHORITY ANNUAL & FIVE-YEAR AGENCY PLAN

FY 2019 - 2020

Housing Authority Board of Commissioners
By: Brenda Lopez, Housing Programs Manager

Annual Agency Plan FY 2019 - 2020

- The Annual Agency Plan provides a description of the Housing Authority's basic regulations, requirements and operational program policies.
- Required by 24 CFR Part 903.

Annual Agency Plan FY 2019 - 2020

- Serves as the application for Capital Fund Grants which provide the funding for capital improvements for Public Housing.
- Due to HUD on April 17, 2019 – 75 days prior to the start of the fiscal year.

Annual Agency Plan FY 2019 - 2020

- Public Hearing on the proposed changes to the Public Housing and Section 8 program policies.
- Written public comment and review period commenced January 18, 2019 and closed March 04, 2019.
- Two meetings with the Resident Advisory Board were held for review and discussion.

Proposed Changes to the Program Policies

- No significant changes were proposed to the Housing Choice Voucher (Section 8) Administrative Plan or the Admissions and Continued Occupancy Policy (ACOP).
- No written comments from the public were received.

Approval of the Capital Fund Program

- Capital Fund Grant provides funding for the capital improvements to the Public Housing assets.
- The 2019 grant amount requested is \$1,482,093.
- Resolution approves the Capital Fund Program (CFP) Five-Year Action Plan, the 2019 Annual Agency Plan, and the 2019 CFP Budget.



QUESTIONS?

04/02/2019