

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and 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.

<b>A.</b>	<b>PHA Information.</b>
A.1	<p> <b>PHA Name:</b> <u>Housing Authority of the County of Kern</u>      <b>PHA Code:</b> <u>CA008</u>  <b>PHA Type:</b> <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2018</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>865</u>      <b>Number of Housing Choice Vouchers (HCVs)</b> <u>3,704</u>  <b>Total Combined</b> <u>4,569</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> The Housing Authority of the County of Kern's PHA Plan/Elements/information are available for inspection at the following locations: </p> <ul style="list-style-type: none"> <li>• Central Office Reception - Housing Authority of the County of Kern, 601 -24<sup>th</sup> Street, Bakersfield, CA 93301</li> <li>• Housing Authority website: <a href="https://kernha.org/menus/policies-and-resources.html">https://kernha.org/menus/policies-and-resources.html</a></li> <li>• 1104 S. Robinson St., Bakersfield, Kern, CA 93307</li> <li>• 714 Smith St., Bakersfield, Kern, CA 93307</li> <li>• 327 Dover Place, Delano, Kern, CA 93215</li> <li>• 1910 Garces Hwy., Delano, Kern, CA 93215906 – 11<sup>th</sup> St., McFarland, Kern, CA 93250</li> <li>• 312 So. Austin St., Delano, Kern, CA 93215</li> <li>• 701 Meyer St., Arvin, Kern, CA 93203</li> <li>• 300 Terra Vista, Shafter, Kern, CA 93263</li> <li>• 3015 Wilson Rd., Bakersfield, Kern, CA 93304</li> <li>• 1015 Baker Street, Bakersfield, CA 93305</li> </ul>

**PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

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 Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

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

(b) The PHA must submit its Deconcentration Policy for Field Office Review.  
See attached

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

**Policies that Govern Eligibility, Selections and Admissions:**

- 04/19/17 - Revised Chapter 6,7 and 17 of the Administrative Plan to Incorporate Changes Related to the Housing Opportunity Through Modernization Act (HOTMA)
- 04/19/17 - Revised Chapter 15 and Appendix II of the Administrative Plan Regarding Special Needs Assistance
- 08/9/17 - Revised Chapter 8 of the Administrative Plan and Chapters 2 & 6 of the Admissions and Continued Occupancy Policy to Incorporate Changes Related to Determination of Income and Annual Recertification and Interim Re-examinations
- 08/9/17 - Revised Chapter 10 of the Administrative Plan and Chapter 4 of the Admissions and Continued Occupancy Policy to Clarify Program Integrity Policy
- 12/13/17 - Revised Chapter 2, deleted Appendix VI, and added Appendix IX to the Admissions and Continued Occupancy Policy and added Appendix VII to the Administrative Plan to Update the Housing Authority's Reasonable Accommodation Policy
- 12/13/17 - Revised Chapter 6 of the Admissions and Continued Occupancy Policy and Revised Chapters 7 and 17 of the Administrative Plan to Update Lead Based Paint Policies
- 02/14/18 - Realigned Appendices in the Administrative Plan and the Admissions and Continued Occupancy Plan
- 03/14/18- Revised Chapter 2 of the Administrative Plan to Set Aside Additional Housing Choice Vouchers for Homeless Persons

<p><b>B.2</b></p>	<p><b>New Activities.</b></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"/> 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 checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>The Housing Authority is considering allocating Project Based Vouchers in FY 2018/19 at the following locations:  Up to 25 vouchers in Wasco, CA  Up to 50 vouchers in Bakersfield, Taft, Ridgecrest, Tehachapi, Delano, McFarland, Shafter, Wasco, Lamont, Mojave, Rosamond, McFarland and/or in unincorporated Kern County to house mentally ill homeless persons under the No Place Like Home program.</p> <p>This activity is consistent with the PHA plan as it promotes affordable housing opportunities for low-income households in Kern County.</p>																		
<p><b>B.3</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b><u>Progress on Goals and Objectives for 2015-2019</u></b></p> <p>The Housing Authority has made significant progress in meeting the goals established in the annual and five year plan:</p> <table border="1"> <thead> <tr> <th data-bbox="180 1062 862 1108">Goal/Objective</th> <th data-bbox="862 1062 1442 1108">Progress</th> </tr> </thead> <tbody> <tr> <td data-bbox="180 1108 862 1140">Maintain a vacancy rate of 2% or less for the Agency</td> <td data-bbox="862 1108 1442 1140">Our current vacancy rate is .58%</td> </tr> <tr> <td data-bbox="180 1140 862 1325">Continue to apply for additional Housing Choice Vouchers and Special purpose vouchers as they become available</td> <td data-bbox="862 1140 1442 1325">The Housing Authority applied for and received 11 more VASH vouchers in 2016/17 and applied for and received \$273,126 in additional HUD Continuum of Care rental assistance funds for chronically homeless persons.</td> </tr> <tr> <td data-bbox="180 1325 862 1415">Utilize at least 95% of available Section 8 HAP funds</td> <td data-bbox="862 1325 1442 1415">Voucher utilization decreased to 93% in 2017 but is expected to increase to at least 98% in 2018.</td> </tr> <tr> <td data-bbox="180 1415 862 1505">Attain high performer status on the Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP)</td> <td data-bbox="862 1415 1442 1505">The Housing Authority achieved High Performer status on both PHAS and SEMAP for FY 2015/16 and FY 2016/17.</td> </tr> <tr> <td data-bbox="180 1505 862 1661">Increase the number of residents who are employed</td> <td data-bbox="862 1505 1442 1661">The number of Family Self Sufficiency program families employed has increased by 8%. There are 216 residents/participants participating in resident programs who are employed as of December 2017.</td> </tr> <tr> <td data-bbox="180 1661 862 1751">Complete the construction and lease-up of the 81-unit Almond Village affordable housing development</td> <td data-bbox="862 1661 1442 1751">Almond Village was successfully completed in June 2016 and achieved full occupancy in September 2016.</td> </tr> <tr> <td data-bbox="180 1751 862 1877">Assist Golden Empire Affordable Housing, Inc. II with the completion of the 56-unit Park 20<sup>th</sup> affordable housing development and complete the timely lease-up of the project</td> <td data-bbox="862 1751 1442 1877">Park 20<sup>th</sup> was completed and it is 100% leased.</td> </tr> <tr> <td data-bbox="180 1877 862 1936">Make significant progress towards ending veteran and chronic homelessness in Kern County by 12/31/16</td> <td data-bbox="862 1877 1442 1936">This is a collaborative goal and we continue to make progress towards ending veteran and</td> </tr> </tbody> </table>	Goal/Objective	Progress	Maintain a vacancy rate of 2% or less for the Agency	Our current vacancy rate is .58%	Continue to apply for additional Housing Choice Vouchers and Special purpose vouchers as they become available	The Housing Authority applied for and received 11 more VASH vouchers in 2016/17 and applied for and received \$273,126 in additional HUD Continuum of Care rental assistance funds for chronically homeless persons.	Utilize at least 95% of available Section 8 HAP funds	Voucher utilization decreased to 93% in 2017 but is expected to increase to at least 98% in 2018.	Attain high performer status on the Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP)	The Housing Authority achieved High Performer status on both PHAS and SEMAP for FY 2015/16 and FY 2016/17.	Increase the number of residents who are employed	The number of Family Self Sufficiency program families employed has increased by 8%. There are 216 residents/participants participating in resident programs who are employed as of December 2017.	Complete the construction and lease-up of the 81-unit Almond Village affordable housing development	Almond Village was successfully completed in June 2016 and achieved full occupancy in September 2016.	Assist Golden Empire Affordable Housing, Inc. II with the completion of the 56-unit Park 20 <sup>th</sup> affordable housing development and complete the timely lease-up of the project	Park 20 <sup>th</sup> was completed and it is 100% leased.	Make significant progress towards ending veteran and chronic homelessness in Kern County by 12/31/16	This is a collaborative goal and we continue to make progress towards ending veteran and
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		chronic homelessness. New PSH grant and VASH vouchers have been awarded, providing at least 120 more PSH beds for homeless veterans and chronically homeless persons.
	Fully utilize the 36 vouchers per year allocated to the Home First program	New Home First Vouchers have been converted to Mainstream Homeless program vouchers to enable stable Shelter Plus Care program participants to graduate into the Housing Choice Voucher program. During FY 2016/17, 36 Mainstream Homeless program vouchers were issued.
	Complete a comprehensive update of physical needs at all Agency owned properties and develop a plan to address these needs based on projected resources available	A comprehensive update of physical needs at all Agency owned properties was completed in 2017 and work is being done to address immediate needs as funding becomes available.
	Determine a long-term strategy for reducing water usage given the historic drought and rising water costs	We are working to identify funding sources to convert turf to low water usage landscaping.
	Successfully complete the modernization/construction, permanent loan conversions and lease-up of Rancho Algodon, Rio Vista and Residences at Old Town Kern	This goal has been achieved for all three developments.
	Continue to improve efficiency, reduce fixed costs and maximize revenue to meet budget targets	Significant progress has been made in reducing overhead costs and increasing revenue. Cost savings were achieved through lower cost copier contracts, careful monitoring of office supplies, and reduction in administrative support positions. Revenue increased through improved voucher utilization compared to historic utilization and increase in developer fee from new projects.
<b>B.4.</b>	<b>Most Recent Fiscal Year Audit.</b>	
	(a) Were there any findings in the most recent FY Audit?	
	Y N <input type="checkbox"/> <input checked="" type="checkbox"/>	
	(b) If yes, please describe:	
<b>Other Document and/or Certification Requirements.</b>		
<b>C.1</b>	<b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b>	
	Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan. (Attached)	
<b>C.2</b>	<b>Civil Rights Certification.</b>	
	Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan. (Attached)	

<p><b>C.3</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>C.4</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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.  (Attached)</p>
<p><b>D</b></p>	<p><b>Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<p><b>D.1</b></p>	<p><b>Capital Improvements.</b> 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 HUD Form 50075.2, approved by HUD on August 10, 2017.</p>

## Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

### A. PHA Information. All PHAs must complete this section.

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

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

### B. Annual Plan.

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

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

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(1\)](#) and 24 CFR §903.12(b). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(2\)\(ii\)](#) and 24 CFR §903.12(b).

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

Capital Fund Program - Five-Year Action Plan

<b>Part I: Summary</b>						
<b>PHA Name :</b> Housing Authority of the County of Kern			<b>Locality (City/County &amp; State)</b>			
<b>PHA Number:</b> CA008			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b>		<input type="checkbox"/> <b>Revised 5-Year Plan (Revision No: )</b>	
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1 2018</b>	<b>Work Statement for Year 2 2019</b>	<b>Work Statement for Year 3 2020</b>	<b>Work Statement for Year 4 2021</b>	<b>Work Statement for Year 5 2022</b>
	LITTLE VILLAGE (6B) (CA008000106)	\$465,518.00				
	AUTHORITY-WIDE	\$658,656.00	\$658,656.00	\$658,656.00	\$658,656.00	\$658,656.00
	PLAZA TOWERS (CA008000114)	\$100,000.00	\$465,518.00	\$465,518.00	\$465,518.00	\$465,518.00
	TERRA VISTA (CA008000107)		\$50,000.00			
	MONTE VISTA (CA008000104)		\$50,000.00			
	ADELANTE VISTA (CA008000102)			\$100,000.00		
	LITTLE VILLAGE (CA008000105)				\$50,000.00	
	PLAZA TOWERS ANNEX (CA008000115)				\$50,000.00	
	HOMER HARRISON HOMES (CA008000120)					\$50,000.00
	HACIENDAS DEL SOL (CA008000121)					\$50,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2018			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	LITTLE VILLAGE (6B) (CA008000106)			\$465,518.00
ID0001	Little Village 8-6B Modernization(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows)	Roof, HVAC, window replacement. Painting		\$465,518.00
	AUTHORITY-WIDE (NAWASD)			\$658,656.00
ID0002	Capital Fund Financing Debt Service(Loan Debt Obligation (9002))	Debt Service payment made by HUD for Capital Fund Financing		\$441,238.44
ID0007	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of Capital Fund program		\$122,417.00
ID0012	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Management improvements including but not limited to software and computers		\$25,000.00
ID0017	Operations(Operations (1406))	Transfers to Public Housing sites to subsidize operations		\$20,000.56

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2018</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0022	Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Permits, inspection, architecture, engineering, surveys		\$50,000.00
	PLAZA TOWERS (CA008000114)			\$100,000.00
ID0027	Plaza Towers Interior Modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Phase II of multi-phase modernization including electrical, plumbing, flooring, cabinets, painting, counter tops, fixtures, and appliances		\$100,000.00
	Subtotal of Estimated Cost			\$1,224,174.00



Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2019		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$658,656.00
ID0003	Capital Fund Financing Debt Service(Loan Debt Obligation (9002))	Debt Service payment made by HUD for Capital Fund Financing		\$441,238.44
ID0008	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of Capital Fund program		\$122,417.00
ID0013	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Management improvements including but not limited to software and computers		\$25,000.00
ID0018	Operations(Operations (1406))	Transfers to Public Housing sites to subsidize operations		\$20,000.56
ID0023	Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Permits, inspection, architecture, engineering, surveys		\$50,000.00
	PLAZA TOWERS (CA008000114)			\$465,518.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2	2019			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0028	Plaza Towers Interior Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Phase II of multi-phase modernization including electrical, plumbing, flooring, cabinets, painting, counter tops, fixtures, and appliances		\$465,518.00
	TERRA VISTA (CA008000107)			\$50,000.00
ID0032	Terra Vista Improvements(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	HVAC and concrete replacement		\$50,000.00
	MONTE VISTA (CA008000104)			\$50,000.00
ID0033	Monte Vista Improvements(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring replacement		\$50,000.00
	Subtotal of Estimated Cost			\$1,224,174.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2020</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$658,656.00
ID0004	Capital Fund Financing Debt Service(Loan Debt Obligation (9002))	Debt Service payment made by HUD for Capital Fund Financing		\$441,238.44
ID0009	Administration(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	Administration of Capital Fund program		\$122,417.00
ID0014	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management improvements including but not limited to software and computers		\$25,000.00
ID0019	Operations(Operations (1406))	Transfers to Public Housing sites to subsidize operations		\$20,000.56
ID0024	Fees and Costs(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Permits, inspection, architecture, engineering, surveys		\$50,000.00
	PLAZA TOWERS (CA008000114)			\$465,518.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>		3	<b>2020</b>	
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0029	Plaza Towers Interior Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Phase II of multi-phase modernization including electrical, plumbing, flooring, cabinets, painting, counter tops, fixtures, and appliances		\$465,518.00
	ADELANTE VISTA (CA008000102)			\$100,000.00
ID0034	Adelante Vista Improvements(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Plumbing, cabinet, HVAC replacement, paving		\$100,000.00
	Subtotal of Estimated Cost			\$1,224,174.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2021			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$658,656.00
ID0005	Capital Fund Financing Debt Service(Loan Debt Obligation (9002))	Debt Service payment made by HUD for Capital Fund Financing		\$441,238.44
ID0010	Administration(Administration (1410)-Other,Administration (1410)-Sundry,Administration (1410)-Salaries)	Administration of Capital Fund program		\$122,417.00
ID0015	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Management improvements including but not limited to software and computers		\$25,000.00
ID0020	Operations(Operations (1406))	Transfers to Public Housing sites to subsidize operations		\$20,000.56
ID0025	Fees and Costs(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Permits, inspection, architecture, engineering, surveys		\$50,000.00
	PLAZA TOWERS (CA008000114)			\$465,518.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2021			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0030	Plaza Towers Interior Modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Phase III of multi-phase modernization including electrical, plumbing, flooring, cabinets, painting, counter tops, fixtures, and appliances		\$465,518.00
	LITTLE VILLAGE (CA008000105)			\$50,000.00
ID0035	Little Village 8-5 Improvements(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing)	Cabinets, HVAC, plumbing, flooring, and exterior painting		\$50,000.00
	PLAZA TOWERS ANNEX (CA008000115)			\$50,000.00
ID0036	Plaza Towers Annex Improvements(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Paving, plumbing, electrical, flooring, doors, and cabinets		\$50,000.00
	Subtotal of Estimated Cost			\$1,224,174.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$658,656.00
ID0006	Capital Fund Financing Debt Service(Loan Debt Obligation (9002))	Debt Service payment made by HUD for Capital Fund Financing		\$441,238.44
ID0011	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of Capital Fund program		\$122,417.00
ID0016	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Management improvements including but not limited to software and computers		\$25,000.00
ID0021	Operations(Operations (1406))	Transfers to Public Housing sites to subsidize operations		\$20,000.56
ID0026	Fees and Costs(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Permits, inspection, architecture, engineering, surveys		\$50,000.00
	PLAZA TOWERS (CA008000114)			\$465,518.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0031	Plaza Towers Interior Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Phase III of multi-phase modernization including electrical, plumbing, flooring, cabinets, painting, counter tops, fixtures, and appliances		\$465,518.00
	HOMER HARRISON HOMES (CA008000120)			\$50,000.00
ID0037	Homer Harrison Improvements(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring replacement		\$50,000.00
	HACIENDAS DEL SOL (CA008000121)			\$50,000.00
ID0038	Haciendas del Sol Improvements(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)-Flooring (non routine))	HVAC, painting, flooring, and roofing		\$50,000.00
	Subtotal of Estimated Cost			\$1,224,174.00



Capital Fund Program - Five-Year Action Plan

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2018
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Capital Fund Financing Debt Service(Loan Debt Obligation (9002))	\$441,238.44
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$122,417.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	\$25,000.00
Operations(Operations (1406))	\$20,000.56
Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$50,000.00
Subtotal of Estimated Cost	\$658,656.00

Capital Fund Program - Five-Year Action Plan

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Capital Fund Financing Debt Service(Loan Debt Obligation (9002))	\$441,238.44
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$122,417.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	\$25,000.00
Operations(Operations (1406))	\$20,000.56
Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$50,000.00
Subtotal of Estimated Cost	\$658,656.00

Capital Fund Program - Five-Year Action Plan

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Capital Fund Financing Debt Service(Loan Debt Obligation (9002))	\$441,238.44
Administration(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	\$122,417.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$25,000.00
Operations(Operations (1406))	\$20,000.56
Fees and Costs(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	\$50,000.00
Subtotal of Estimated Cost	\$658,656.00

Capital Fund Program - Five-Year Action Plan

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2021
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Capital Fund Financing Debt Service(Loan Debt Obligation (9002))	\$441,238.44
Administration(Administration (1410)-Other,Administration (1410)-Sundry,Administration (1410)-Salaries)	\$122,417.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	\$25,000.00
Operations(Operations (1406))	\$20,000.56
Fees and Costs(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	\$50,000.00
Subtotal of Estimated Cost	\$658,656.00

Capital Fund Program - Five-Year Action Plan

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2022
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Capital Fund Financing Debt Service(Loan Debt Obligation (9002))	\$441,238.44
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$122,417.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	\$25,000.00
Operations(Operations (1406))	\$20,000.56
Fees and Costs(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	\$50,000.00
Subtotal of Estimated Cost	\$658,656.00

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program Grant No: CA16P008501-18 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2018 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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	20,000.56			
3	1408 Management Improvements	\$25,000			
4	1410 Administration (may not exceed 10% of line 21)	\$122,417			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$565,518			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$441,238.44			
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$1,224,174			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<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.

<b>Part I: Summary</b>				
<b>PHA Name:</b> Housing Authority of the County of Kern		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16P008501-18 Replacement Housing Factor Grant No: Date of CFFP: _____		<b>FFY of Grant:</b> 2018 <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>
<b>Signature of Executive Director</b>		<b>Date</b>	<b>Signature of Public Housing Director</b>	<b>Date</b>

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program Grant No: CA16P008501-18 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2018			
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>	
PHA Wide	Operations	1406		\$20,000.56				
PHA Wide	Mngmt Improve, software, computers	1408		\$25,000				
PHA Wide	Administration	1410		\$122,417				
PHA Wide	Fees and Costs	1430		\$50,000				
CAL 8-6B Little Village Annex	Roof and HVAC Replacement Windows, painting	1460	20	\$465,518				
CAL 8-14 Plaza Towers	Electrical, plumbing, cabinets, flooring, painting, fixtures, appliances	1460		\$100,000				
PHA Wide	CFFP Debt Service	1501		\$441,238.44				

<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.







