

Streamlined Annual PHA Plan (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
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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.

A. PHA Information.																									
A.1 PHA Name: <u>Housing Authority of the County of Butte</u> PHA Code: <u>CA043</u> PHA Type: ☐ Small ☒ High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2018</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>345</u> Number of Housing Choice Vouchers (HCVs) <u>2176</u> Total Combined <u>2521</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. 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. 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 the following locations: - Housing Authority of the County of Butte, 2039 Forest Ave, Chico CA 95928 - Housing Authority of the County of Butte, 850 E. Gridley Rd, Gridley CA 95948 - www.butte-housing.com ☐ PHA Consortium: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <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> </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:											
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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? <table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Financial Resources.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Rent Determination.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Homeownership Programs.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Safety and Crime Prevention.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Pet Policy.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Substantial Deviation.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Significant Amendment/Modification</td> </tr> </table> (b) The PHA must submit its Deconcentration Policy for Field Office Review. (c) If the PHA answered yes for any element, describe the revisions for each element below: Statement of Housing Needs and Strategy for Addressing Housing Needs HACB has revised its 5-Year Plans goals and objectives; see Section B.2 of the HACB 5-Year PHA Plan. HACB is focused on developing Project Based Voucher program in efforts of deconcentrating poverty and expanding housing and economic opportunities. Safety and Crime Prevention <u>Violence Against Women Act (VAWA) Protections</u> Descriptions of activities, services and/or programs, including prevention programs, offered by the HACB, either directly or in partnership with other service providers, that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking obtain or maintain housing, prevent violence, and/or enhance victim safety, including HACB's Emergency Transfer Plan are covered in the Section 8 Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy (attached as Exhibits F and G). HACB procedures which are in place that assure that tenants are notified of their rights under VAWA are also included in attached documents.	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
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B.2 New Activities.

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

Y N

- ☐ ☒ Hope VI or Choice Neighborhoods.
- ☐ ☒ Mixed Finance Modernization or Development.
- ☐ ☒ Demolition and/or Disposition.
- ☐ ☒ Conversion of Public Housing to Tenant Based Assistance.
- ☐ ☒ Conversion of Public Housing to Project-Based Assistance under RAD.
- ☒ ☐ Project Based Vouchers.
- ☐ ☒ Units with Approved Vacancies for Modernization.
- ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

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

HACB has discussed use of tenant-based Section 8 HCV rental assistance to support creation of new housing opportunity through development activity. The discussion has been compelled by the lack of housing inventory in the jurisdiction, now estimated at <1.5% overall, and <1% for studio- and 1-bedroom units.

The Section 8 HCV program has seen a dramatic decline in the success rate of voucher holders seeking housing. As little as a year ago, approximately 25% of voucher applicants saw success in leasing with their vouchers. Now, the expected leasing success rate has declined to a 10-12% success rate. The low success rate is attributable to the lack of housing opportunity. Consequently, participant expectations are raised and dashed, resulting in great frustration, with the program unable to fulfill its affordable housing promise.

Given that about two thirds of those served by HACB historically are elderly and disabled, most of whom require Studio and 1-Bedroom homes, the project-basing of Section 8 vouchers appears the only viable action that will result in the capture of affordable housing inventory and opportunity, particularly for special needs populations.

The following new development opportunities, targeting elderly, disabled, and veteran populations, have been identified and are recommended for inclusion in HACB's Section 8 HCV Administrative Plan, for use of project-based vouchers at properties in which the HACB has an ownership interest:

- Gridley Senior Housing, City of Gridley and AMG & Associates, 37 units
- Chico Senior/Special Needs Housing, City of Chico and CHIP, 80 units
- Oroville Homeless Veterans Housing, City of Oroville and Jamboree Housing, 35 units

The HACB currently has 2,176 ACC-authorized Section 8 HCV units, 20% of which (435) is the base cap for project-basing of vouchers. The HACB currently administers no (0) Section 8 HCV vouchers committed to project-based assistance. The HACB anticipates project-basing of up to 227 Section 8 HCV program vouchers under new development and/or existing property initiatives.

B.3 Progress Report.

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

HACB Goal: Expand the supply of assisted housing.

- Seek to expand the supply of assisted housing available to general and special needs populations.
- Apply for additional rental vouchers.
- Advocate for and aggressively pursue all federal, state, and local funding sources available for HACB use in creation of affordable housing opportunities.
- Leverage HACB assets and/or private/public funds in creation of additional housing opportunities.
- Develop Project Based Voucher Program (PBV), in efforts to expand affordable housing opportunities.
- Acquire or build units or developments.

HACB Progress

- HACB initiated offer new affordable housing developments in Chico, Gridley, and Oroville.
- HACB has been working diligently in conjunction with the Veterans department to lease the additional thirty (30) HUD-VASH Vouchers received from HUD

HACB Goal: Improve the quality of assisted housing.

- Assess and address administrative processes to achieve efficiency and effectiveness in program delivery, optimizing ease of use and understanding by applicants and participants.
- Improve the physical quality of public housing stock.
- Work constructively with landlords to improve housing conditions and amenities for housing available to, and used by, participants of rental assistance programs.
- Develop and maintain new and existing housing stock in accordance with sustainable building and design principles as financially feasible.
- Build supportive services capacity through partners.

HACB Progress

- Engaged in providing support to the Butte County Housing Support Program through DESS housing inspections done by HACB housing inspectors.
- HACB completed Public Housing Capital Fund improvement project for planned water conservation and energy savings measures.
- HACB has a staff member participating in the local Homeless Continuum of Care (CoC).
- HACB hired a full time Homeless Continuum of Care Coordinator (CoC).
- HACB completed or is in the process of completing the following Capital Fund Improvement projects in Public Housing:
43-10 Winston Gardens: window replacement - south facing windows, ADA path of travel and parking stall improvements; energy conservation measures, electric upgrades and replacement of electrical fixtures, 43-03 Chico sewer lateral repair/replacements; repair and replace failing sections of sewage service lines . Various sites: VCT floor tile and asbestos abatement.
- FLH projects completed and in progress:
 - Unit Rehab- Phase 1A complete 12 Buildings and 19 Units
 - Unit Rehab- Phase 1B complete 8 Buildings and 13 (In Process)
- FLH - Received \$3 million in Section 516 funds from USDA for planning of phase II.
- Siding replacement is in process for Chico Commons, currently in Phase III.
- Planned capital fund improvement projects for Public Housing for 2018 are again energy conservations. Remove and replace landscaping trees that are diseased or impacting site infrastructure. Replace HVAC Systems (4). Replace unit refrigerators. Investigate damaged, blocked, crushed sewer laterals and mainlines and replace as required. Resurface Roads and Driveways. Re-pipe units with under slab water leaks (2). Roof, fascia, gutter, downspout, stucco, and painting replacements along courtyards, (25). Resurface roads and driveways. Site landscaping, ADA, sidewalk replacements.

HACB Goal: Increase assisted housing choices.

- Continue to work with potential and participating voucher landlords through outreach and relationship building.
- Develop relations with participating voucher landlords.
- Conduct outreach to area service providers and consumer groups to inform citizenry of assisted housing opportunities.
- Identify and communicate affordable housing occupancy and develop opportunities throughout the County.
- Work to increase the County's transitional housing and "housing first" capacities, to more effectively bridge between homelessness and permanent housing.
- Seek to establish and maintain partnerships and working relationships with public, nonprofit, and for-profit entities in conception, development, and implementation of affordable housing units and programs.

HACB Progress

- HACB is continuing to outreach to landlords. Staff consistently makes phone calls and checks advertisements for vacant units.
- HACB staff participates in Program outreach through association with North Valley Property Owners Association.
- HACB supports the Butte Countywide Continuum of Care (CoC).
- HACB is also continuing to work with other social service agencies to more effectively bridge between homelessness and permanent housing.
- HACB continues to participate in the Greater Chico Area Homeless Task Force, sits on the Butte County Continuum of Care Council, attends the City of Chico Housing Trust Fund Committee, and provides contract services and administration to the City of Chico and the County of Butte Behavioral Health Department for operation of custom tenant-based local affordable housing programs.
- HACB Executive Director is chair of CalAHA, also served the last two (2) on the Pacific Southwest Region Council of the National Association of Housing and Redevelopment Officials (PSWRC-NAHRO); networking and legislative opportunities and advancement of housing initiatives.

HACB Goal: Optimize improved living environment to enhance the lives of residents.

- Maintain safety of properties, considering site, neighborhood and community factors.
- Promote and encourage conservation, recycling, and use of recycled materials with contractors, residents, and vendors.
- Seek to optimize participant stability and self-sufficiency through delivery of supportive service programs, including education, employment development, nursing, food distribution, nutrition, and tax preparation.
- Provide comment to local jurisdiction regarding affordable housing development proposals and community development and planning policies as they affect assisted housing interests.
- Develop resident groups.

HACB Progress

- HACB utilizes private security for properties as necessary, in addition with coordinating with local law enforcement.
- Annually, HACB renews contracts with the City of Chico for the Tenant Based Rental Assistance (TBRA) and Lease Guarantee programs; and with the County of Butte for the Behavioral Health Housing Assistance Payment Program (BHHAP), permanent and supportive housing grants.
- HACB sponsors the non-profit Mi C.A.S.A. Education, Inc., in provision of an after-school homework program at its Gridley Farm Labor housing property in Gridley.
- HACB has partnered with IRS-VITA tax assistance program to provide tax preparation free of cost to low-income residents.
- HACB actively utilizes local food distribution services, in addition to working with local mobile library to promote literacy.

- HACB collaborates with CSUC nursing students to provide services to residents in elderly and disabled sites.
- HACB implemented no smoking policy in its public housing units as well as other owned properties.
- HACB regularly provides comment to local jurisdictions.
- Annual resident council – Resident Advisory Board (RAB).

HACB Goal: Promote and secure services for Housing Authority residents and participants.

- Actively research and access available federal, state, local, and private foundation resources for the delivery and enhancement of resident services, through both HACB and Butte County Affordable Housing Development Corporation.
- Collaborate with partners who are able to expand our reach and effectiveness by providing services, education, and economic opportunities that help residents advance out of poverty.
- Assess and identify the quality of life concerns for senior, disabled, and special needs residents.
- Promote open and effective communication with HACB residents to encourage their input and involvement.
- Provide opportunities and pathways to success for youth.
- Partner with service organizations, volunteers, and students to provide low- or no- cost services to residents.
- Provide opportunities and pathways to transition into unsubsidized housing opportunities for those who are able to do so.

HACB Progress

- HACB administers fifty (50) units under the HUD Family Self Sufficiency (FSS) program on behalf of its Section 8 HCV participants. The HACB's FSS program is voluntary.
- Section 8 Housing Manager is a member of the Tenant Based Rental Assistance (TBRA) committee, responsible for assignment of rental assistance under the City of Chico's Tenant-Based Rental Assistance (TBRA) program. Section 8 Manager also serves on the Butte County Coordinating Council (BCC) Committee, coordinating delivery of homeless services to the disabled in Butte County.

HACB Goal: Ensure equal opportunity and affirmatively further fair housing.

- Implement provisions of the FHEO Voluntary Compliance Agreement.
- Undertake affirmative measures to ensure access to assisted housing regardless of age, race, ethnicity, ancestry, color, religion, national origin, sex, familial status, marital status, disability, medical condition, source of income, sexual orientation and veteran status.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

HACB Progress

- HACB has made measurable strides addressing prioritized needs DAC report.
- Two-thirds of total clients served by HACB are elderly or disabled.
- HACB provides ongoing training to agency staff in Fair Housing and Reasonable Accommodation.
- HACB is continuing to improve website and provide more information regarding HACB's various properties.

HACB Goal: Maintain and improve interagency cooperation.

- Remain a stakeholder in the local efforts to end homelessness.
- Seek to strengthen links between HACB, the County of Butte, and other jurisdictions.
- Seek participation by services agencies that support stabilization and self-sufficiency by participants of assisted housing programs.
- Connect residents to partner agencies through information exchange.
- Provide housing assistance and demographic data and program and policy comment to municipal, county, and other agencies and entities.

HACB Progress

- Seat on the Butte County Continuum of Care Council.
- HACB has multiple contracts with Butte county and other jurisdictions to administer a variety of housing programs.
- Regularly provided demographics and comment to other agencies and entities.

HACB Goal: Maintain the Housing Authority's financial position and its ability to respond to shifting economic conditions through prudent management of limited resources.

- Control expenditures and seek other revenue sources to sustain and develop new housing opportunities and mitigate risk associated with program loss.
- Optimize internal operations for sustainability through development and implementation of green operations.
- Foster a culture of excellence and innovation in the work environment.
- In developing facilities, balance the needs of residents with the appropriate level of amenities while also maximizing the number of affordable dwelling units.
- Diversify funding sources.
- Develop a Strategic Asset Plan to account and plan for tangible asset management.
- Seek and maintain credit rating from Standard & Poor's.
- Assess and address unfunded pension liability.

HACB Progress

- HACB maintains a balanced portfolio.
- Actively developing a paperless system.
- Implemented water and electric conservation measures throughout its housing portfolio.
- Obtained credit rating from Standard & Poor's.
- Currently working with actuarial to address unfunded pension liability.

HACB Goal: Maintain and enhance the Housing Authority's organizational strength and resiliency.

- Develop and adopt technological solutions to improve efficiency.
- Honor our staff as a key organizational asset while respecting our fiscal limitations.
- Continue to provide staff members with the tools and training to do their jobs effectively and efficiently.
- Communicate progress toward goals and objectives with Board members and staff through annual reporting.

HACB Progress

- Actively developing and implementing paperless measures:
 - Housing inspectors use tablets to complete inspections.
 - Maintenance staff implemented use of tablets to complete work orders and daily tasks.
 - Eliminated paper use by providing board packet to the Board of Commissioners in an electronic format that is uploaded to tablets.
- Agency acknowledges longevity years of service in honor of staff.
- HACB aggressively offers and encourages training opportunities to staff members.

B.4.	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe:
Other Document and/or Certification Requirements.	
C.1	Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan <u>Form 50077-ST-HCV-HP</u>, <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. Exhibit A
C.2	Civil Rights Certification. <u>Form 50077-ST-HCV-HP</u>, <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. Exhibit B
C.3	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N ☒ ☐ 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. Exhibit C
C.4	Certification by State or Local Officials. <u>Form HUD 50077-SL</u>, <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. Exhibit D
D Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).	
D.1	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. See attached Exhibit E for HUD-50075.2 Capital Fund Program Five-Year Action Plan approved by HUD on August 16, 2017.

EXHIBIT A

**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 Y Annual PHA Plan for the PHA fiscal year beginning 2018, 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 County of Butte

PHA Name

CA043

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2018

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
Kate Anderson

Title
Board Chair

Signature



Date
June 21, 2018

EXHIBIT B

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 County of Butte
PHA Name

CA043
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
Kate Anderson

Title
Board Chair

Signature



Date June 21, 2018

EXHIBIT C

2018
HOUSING AUTHORITY OF THE COUNTY OF BUTTE (HACB)
RESIDENT ADVISORY BOARD / CAPITAL FUND PUBLIC HEARING
COMMENTS

RESIDENT ADVISORY BOARD (RAB) / CAPITAL FUND PUBLIC HEARING MEETING
COMMENTS (April 4, 2018 meeting)

During the RAB meeting, the following recommendations and/or comments were received from Residents:

Capital Fund

- HACB presented the proposed changes to the Capital Fund. RAB members had no comments, questions or concerns.

Public Housing

- HACB presented the proposed changes to the Public Housing Admissions and Continued Occupancy Policy. RAB member suggested an electronic tenant portal for tenants to receive notices from HACB staff as a paperless measure and also be able to pay rent in the future electronically through a tenant portal. HACB staff agreed to make note of such suggestion for the future.

Section 8

- HACB presented the proposed changes to the Section 8 Housing Choice Voucher Administrative Plan. RAB members commented positively on S8 HCV Program, in general.

45-DAY REVIEW PERIOD COMMENTS

HACB received one written comment during the review period, which was presented to the HACB Board of Commissioners on June 21st. Attached is a copy of the public comment from Legal Services of Northern California and the written response by HACB Staff to the Board of Commissioners.

June 15, 2018

MEMO

To: HACB Board of Commissioners

From: Tamra C. Young, Administrative Operations Director

Subject: Board Adoption

- 2018-19 One-Year Agency Plan and Five-Year Capital Fund Plan
- Public Housing Admissions and Continued Occupancy Policy (ACOP)
- Section 8 Administrative Plan (Admin Plan)

As a public agency administering the HUD Public Housing and Section 8 Housing Choice Voucher (HCV) programs, HACB is required to submit to HUD applicable agency and administrative plan documents 75 days prior to the end of the HACB's fiscal year (submission due July 18th). HACB has already taken the following steps:

- April 4th – HACB conducted a Resident Advisory Board/Capital Fund Public Hearing, inviting Legal Services of Northern California and sixty-seven (67) Public Housing and Section 8 participants.
- April 19th – HACB Board of Commissions adopted draft documents, and the required 45-day review Public Comment period was opened.

ACOP/Admin Plan

During the 45-day review Public Comment period we received only one comment from Legal Services of Northern California (letter attached). After staff review, Management does not recommend implementing of changes as requested by LSNC. Should the Board have any questions about any of their comments or our recommended response, we would be more than happy to discuss them at the Board meeting.

Admin Plan

In order to make implementation of a PBV program more efficient, HACB staff recommends the following changes to Chapter 17 Project-Based Voucher Program:

- Part II: PBV Owner Proposals (p17-6, 17-8): Decrease advertising requirements for initial RFP announcement ad from once a week for 3 weeks to just one time and reduce time required for publishing announcement of the successful bidder from two consecutive times to one time. *Our previous requirements were not industry standard. Decreasing advertising time provides more flexibility and allows us to streamline implementation of a PBV program while following HUD guidelines.*

Annual Plan

No comments received during 45-day review period.

Recommendation: Hold Public Hearing. Receive and file final documents (Agency Plan and Five-Year Capital Fund, Public Housing ACOP and Section 8 Admin Plan) in accordance with the recommendations above by means of adoption of Resolution Nos. 4697 and 4698.

LEGAL SERVICES

of

NORTHERN CALIFORNIA

June 7, 2018

Housing Authority of the County of Butte
Board of Commissioners
2039 Forest Avenue
Chico, CA 95928

RE: ACOP and Section 8 Administrative Plan for Fiscal Year 2018-2019

Dear Board of Commissioners:

Legal Services of Northern California ("LSNC") submits the following comments in connection with the Housing Authority of the County of Butte's ("HACB") proposed Section 8 Administrative Plan ("Admin Plan") and the Admissions and Continued Occupancy Policy ("ACOP") for Fiscal Year 2018-2019.

LSNC provides a variety of free legal services, including advice, referral, and direct legal representation to low-income individuals, families, seniors, and community groups, within Butte, Colusa, Glenn, Tehama, and Plumas counties. LSNC also provides self-help materials, legal clinics, and community legal education to various communities throughout its service areas.

We are submitting comments on behalf of our low-income client community on the following topics: (1) Comments on individual sections; (2) Public Housing Smoke Free Policy; (3) Termination of Assistance and; (4) Termination of HAP Contract Payments. We submit these comments in hope that they will facilitate continued dialogue with HACB and assist the agency in administering its housing programs in a manner that is consistent with its mission of promoting adequate and affordable housing. We welcome meeting with HACB to respond to any questions or concerns the agency may have with regard to our comments.

I. Comments/Concerns on Individual Sections

- 3-II. E. page 3-15, Veteran HACB Policy (Admin Plan): "Former or current members of the National Guard or Reserves are not considered to be veterans unless they had prior or subsequent service with an active component of the Armed Forces." We recommend HACB's new definition of a veteran be revised and clarified. Under 38 U.S.C. § 101 members of the National Guard or Reserves "shall be honored as a veteran" if they meet the service requirements to be entitled to retired pay for nonregular service. These service requirements are listed under 10 U.S. Code §§ 12731- 12741. Please note that a member of the National Guard or Reserves is still considered a veteran if they meet the service requirements but not the age requirements.

LEGAL SERVICES
Office Location: 1541 Normal Avenue, Chico, CA 95927
Mailing Address: P.O. Box 3726 Chico, CA 95927
P: 530 345 6491
F: 530 345 6913
www.lsnccal.org

- 3-III.D. page 3-19, Resources Used to Check Applicant Suitability (ACOP): "A lack of credit history will not disqualify someone from becoming a public housing resident, but a poor credit rating may." LSNC's concern is that typically, a lack of credit often results in a lower credit score for an individual. Further, there is nothing in the policy that indicates what constitutes poor credit, the weight given to a poor credit score, or the ages of debts to be considered. HACB should clarify what poor credit means. In addition, HACB should allow for mitigating circumstances and reflect examples of mitigating circumstance in their policy.
- 7-II.D. page 7-11, Absence of Adult Member (ACOP): HACB's Admin Plan allows for self-certification where other documentation cannot be provided. HACB's ACOP should also allow for self-certification.
- 7-III.A. page 7-15, Wages, (Admin Plan): LSNC is concerned about the new policy that requires applicants to provide three months of current, consecutive paystubs in order to verify income. The increase from two current and consecutive pay stubs to three months is unnecessary, excessive and may have a detrimental impact on otherwise qualified applicants.

II. Public Housing Smoke Free Policy

a) The HACB Should Clarify the 25 Feet Rule.

HACB should clarify that the smoke-free policy extends only to the PHA's property boundary in situations where the boundary is less than 25 feet from the PHA-owned buildings. As public smoking is regulated by local ordinances in relation to public property, this would prevent confusion among staff and residents about where they may and may not smoke. Further, it should be clarified that a resident is not violating the policy if they are on public property.

b) The HACB Should Establish Designated Smoking Areas.

PHAs have achieved better compliance with smoking bans when there is a designated location. Further, designated smoking areas would make implementation of the smoke-free policy easier because designated locations demonstrate to smoking residents how far they must move away from the buildings. Further, designated smoking areas would alleviate safety concerns involved with having to leave the property to smoke, a problem faced by all tenants but especially seniors and people with disabilities.

c) The HACB Should Not Ban Electronic Nicotine Delivery Systems ("ENDS").

In their final rule on Instituting Smoke-Free Public Housing, HUD recognized that "unlike with products that involve burning of substances, there is little evidence that ENDS significantly increase fire risks, and there is no conclusive evidence that the vapors emitted

by ENDS cause damage to the units themselves. Therefore, prohibiting ENDS will not necessarily reduce the risk of catastrophic fires or maintenance costs for PHAs" (See 81 FR 87430). Thus, banning ENDS will not further HUD's stated goals. Additionally, allowing ENDS would make implementation of the smoke-free policy easier. Use of ENDS is an alternative for a smoking resident as it allows a tenant to manage their nicotine habit without harming others or damaging property through second hand smoke or accidental fires.

III. Termination of Assistance

Our office has seen numerous instances where a participant receives an automatic proposed termination of assistance notice from HACB based solely on a landlord's allegations, putting the burden to prove the allegations are false or incorrect on the tenant. As HACB has adopted a preponderance of the evidence standard, under that standard, the individual making a claim has the burden to prove that their claim is true by a preponderance of the evidence. Thus, our office recommends that HACB only issue a termination notice if there is sufficient evidence that corroborates a landlord's allegation or a final judgment from a court of law in favor of the landlord.

IV. Termination of HAP Contract Payments

Pursuant to 24 CFR 982.311 and HACB's Admin Plan, when an owner initiates eviction proceedings against a tenant, so long as the family continues to reside in the unit, the PHA must continue to make housing assistance payments until an owner has obtained a court judgement allowing the owner to evict the tenant. However, our office has noticed instances where HACB has ceased making payments at the expiration of a notice when a tenant still resides in the unit. This practice does not align with the regulation or HACB's Admin Plan. Further, it often creates complications and has a detrimental impact on the tenant. Thus, our office recommends that before HACB stops payments on a HAP contract, it should contact the participant to determine if they will be remaining in the unit.

Thank you for the opportunity to submit these comments. We are happy to discuss these issues with you further if you have any questions or concerns.

Sincerely,

Legal Services of Northern California



Katie Rogers
Staff Attorney

EXHIBIT D

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Mark Orme, the City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the County of Butte

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

City of Chico

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The PHA Plan seeks to expand the supply of housing and
access to affordable, safe and sanitary housing for all persons
within the community. This is consistent with the city's plan.

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
Mark Orme	City Manager
Signature	Date
<u>Mark Orme</u>	<u>7/13/18</u>

EXHIBIT E

Capital Fund Program - Five-Year Action Plan

Part I: Summary						
PHA Name : COUNTY OF BUTTE HSG AUTH		Locality (City/County & State) ☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
PHA Number: CA043						
A.	Development Number and Name	Work Statement for Year 1 2018	Work Statement for Year 2 2019	Work Statement for Year 3 2020	Work Statement for Year 4 2021	Work Statement for Year 5 2022
	BUTTE COUNTY (CA043000001)	\$557,643.00	\$557,643.00	\$557,643.00	\$557,643.00	\$557,643.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2018	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	BUTTE COUNTY (CA043000001)			\$557,643.00
ID0025	Operations(Operations (1406))	Operations		\$27,875.00
ID0026	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Administration		\$55,764.00
ID0027	Audit(Contract Administration (1480)-Audit)	Audit		\$2,000.00
ID0028	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs associated with Architectural, Engineering, Permits, City and County Fees.		\$55,120.00
ID0029	VCT Tile Replacement/ Asbestos Abatement AMP Wide(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace VCT Tile and remove and abate asbestos containing exiting tile and mastic.		\$48,484.00
ID0030	Energy Efficiency Upgrades Amp Wide(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other)	Install energy efficient electrical, and lighting fixtures to site, exterior and interior of units amp wide.		\$148,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 1		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0031	Landscaping Rehab - Tree Work Amp Wide(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Fencing)	Remove and Replace Landscaping Trees that are diseased or impacting site infrastructure. Amp Wide		\$60,000.00
ID0032	43-1A,1B, 04, 2A, 2B, 03 Replace HVAC System(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Electrical)	Replace HVAC systems (4)		\$15,000.00
ID0033	43-01A,1B, 04 Appliance Upgrade(Dwelling Unit-Interior (1480)-Appliances)	Replace Unit Refrigerators (20)		\$12,000.00
ID0035	43-03 Sewer Lateral Replacement(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mans,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping)	Investigate damaged, blocked, crushed sewer laterals and mainlines and replace as required.		\$10,000.00
ID0053	43-13 Resurface Roads(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Resurface Roads and Driveways.		\$20,400.00
ID0061	43-10 Under Slab Water Line Repipe(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclofat),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Re-pipe units with under slab water leaks (2)		\$4,000.00
ID0062	43-10 Roof, Fascia, Gutter, Downspout, Stucco, Painting,(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Windows,Dwelling	Roof, Fascia, Gutter, downspout, stucco and painting replacements along courtyards. (25)		\$7,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 1		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Interior Painting (non routine); Dwelling Unit-Interior (1480)-Other			
ID0111	43-10, 14, 15 Resurface Roads(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Resurface Roads and Driveways.		\$12,000.00
ID0143	43-1A,1B,04, 2A,2B Sewer Lateral Replacement(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscaping,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Sewer Lines - paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping)	Investigate damaged, blocked, crushed sewer laterals and mainlines and replace as required.		\$31,000.00
ID0144	CA 43-1A,1B, 04, 2A,2B, 03, 10, 13, 14, 15 Site Work/Landscaping/ADA (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscaping,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Site landscaping, ADA, sidewalk replacements		\$12,500.00
ID0145	Relocation Costs(Contract Administration (1480)-Relocation)	Relocate Residents Due to Construction Activities		\$3,500.00
ID0156	43-01A,1B, 2A,2B, 03 Bathroom Remodel(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Remodel Bathrooms		\$30,000.00
ID0169	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Software and Training needed for capital fund management		\$2,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2018	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
	Subtotal of Estimated Cost			\$557,643.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 2		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BUTTE COUNTY (CA0430000001)			\$557,643.00
ID0034	43-2A, 2B Replace Porch/Sidewalk/ADA Improvements/Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Site Work (1480)-Pedestrian paving	Replace Porch/Sidewalk and ADA Improvements to unit entries		\$5,000.00
ID0059	43-10 Unit Interior ADA Upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Call-for-Aid Systems, 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)-Other, Dwelling Unit-Interior (1480)-Tubs and Showers)	ADA Accessibility improvements to units		\$94,400.00
ID0067	Operations(Operations (1406))	Operations		\$27,875.00
ID0068	Administration(Administration (1410)-Salaries, Administration (1410)-Other, Administration (1410)-Sundry)	Administration		\$55,764.00
ID0069	Audit(Contract Administration (1480)-Audit)	Audit		\$2,000.00
ID0070	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs associated with Architectural, Engineering, Permits, City and County Fees. 5 Year Environmental Review and Energy Audit consultant fees.		\$75,120.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 2		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID00071	VCT Tile Replacement/ Asbestos Abatement AMP Wide(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace VCT Tile and remove and abate asbestos containing exiting tile and mastic.		\$44,484.00
ID00073	43-01A,1B, 04, 2A,2B, 03, 10, 13, 14,15 Appliance Upgrade(Dwelling Unit-Interior (1480)-Appliances)	Replace Unit Appliances (60)		\$36,000.00
ID00074	43-1A,1B,04, 2A, 2B, 03 Roof, Fascia, Gutter, Downspout Rehab(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Replace Roof Fascia, Gutter and Downspouts		\$10,000.00
ID00075	43-1A,1B, 04, 2A, 2B Sewer Lateral Replacement(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping)	Investigate damaged, blocked, crushed sewer laterals and mainlines and replace as required.		\$10,000.00
ID00077	43-03 Sewer Lateral Replacement(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping)	Investigate damaged, blocked, crushed sewer laterals and mainlines and replace as required.		\$10,000.00
ID00078	43-03 Replace HVAC System(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace HVAC systems		\$5,000.00
ID00080	43-03 Replace Porch/Sidewalk/ADA Improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Replace porch/Sidewalk and ADA Improvements to unit entries		\$12,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 2		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0082	43-10 Under Slab Water Line Repipe and Bathroom Upgrade(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,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 Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Re-pipe units with under slab water leaks and remodel bathroom		\$4,000.00
ID0083	43-10 Interior and Exterior Lighting Replacement at Clubhouse(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Replace interior and exterior lighting around Clubhouse		\$10,000.00
ID0084	43-13, 14, 15 Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	Paint ext of buildings		\$26,000.00
ID0086	43-14 Replace Fencing in Back Yards(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Signage)	Replace Fencing in back yards		\$7,500.00
ID0087	43-14 Pre Fab Storage Sheds(Dwelling Unit-Exterior (1480)-Carports - Surface Garage,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other)	Install Pre Fab Skid Type Storage Sheds at Units		\$10,000.00
ID0088	43-14 Unit Interior ADA Upgrades(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)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	ADA Accessibility improvements to units		\$12,000.00
ID0089	43-14, 15 Roof, Fascia, Gutter, Downspout Rehab(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other)	Replace Roof Fascia, Gutter and Downspouts		\$19,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2	2019	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0091	43-14,15 Replace Porch/Sidewalk/ADA Improvements(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Replace porch/Sidewalk and ADA Improvements to unit entries		\$16,000.00
ID0146	Relocation Costs(Contract Administration (1480)-Relocation)	Relocate Residents Due to Construction Activities		\$3,500.00
ID0150	CA 43-1A,1B, 04, 2A,2B, 03, 10, 13, 14, 15 Site Work/ Landscaping/ADA (Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Site landscaping, ADA, sidewalk replacements		\$12,500.00
ID0154	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Software and Training needed for capital fund management		\$2,000.00
ID0157	43-01A,1B, 04, 03 Bathroom Remodel(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodore,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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Remodel Bathrooms		\$30,000.00
ID0159	43-15 Pre Fab Storage Sheds(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other)	Install Pre Fab Skid Type Storage Sheds at Units		\$10,000.00
ID0165	43-10 Roof, Fascia, Gutter, Downspout, Stucco, Painting (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding	Roof, Fascia, Gutter, downspout, stucco and painting replacements along courtyards. (25)		\$7,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)			
	Subtotal of Estimated Cost			\$557,643.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2020	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	BUTTE COUNTY (CA043000001)			\$557,643.00
ID0095	43-15 Install Retaining Wall(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Storm Drainage)	Install retaining wall along the back of the east side units to stop hillside erosion.		\$75,000.00
ID0096	Operations(Operations (1406))	Operations		\$27,875.00
ID0097	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$55,764.00
ID0098	Audit(Contract Administration (1480)-Audit)	Audit		\$2,000.00
ID0099	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs associated with Architectural, Engineering, Permits, City and County Fees. Conduct: CNA,PNA		\$60,120.00
ID0100	VCT Tile Replacement/ Asbestos Abatement Amp Wider(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace VCT Tile and remove and abate asbestos containing exiting tile and mastic.		\$54,134.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0101	43-1A, 1B, 04, 03, 13, 14 Landscaping Rehab - Tree Work(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Remove and Replace Landscaping Trees that are diseased or impacting site infrastructure.		\$15,000.00
ID0102	43-1A, 1B, 04, 03, 2A, 2B, 10, 13, 14, 15 Replace Porch/Sidewalk/ADA Improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Replace porch/Sidewalk and ADA Improvements to unit entries		\$47,000.00
ID0103	43-1A, 1B, 04, 2A, 2B, 03 Replace Water Heaters(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace Unit Water Heaters		\$32,500.00
ID0104	43-1A, 1B, 04 Unit Interior ADA Upgrades(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)-Call-for-Aid Systems,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)-Interior Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	ADA Accessibility improvements to units		\$30,000.00
ID0106	43-10 Dishwasher and Garbage Disposals(Dwelling Unit-Interior (1480)-Appliances,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)	Install Dishwasher and Garbage Disposals		\$39,000.00
ID0107	43-03 Repl. Storage and Water Heater Vent Doors(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Replace Storage and Water Heater Vent Doors		\$12,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2020	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0109	43-10 Upgrade Kitchen Lighting(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Upgrade kitchen lighting		\$6,000.00
ID0110	43-10 Under Slab Water Re-pipe(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,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 Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Re-pipe units with under slab water leaks		\$4,000.00
ID0114	43-13 Ceiling Fans and Screen Doors(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Other)	Install Ceiling fans and Screen doors at units		\$13,250.00
ID0115	43-13, 14 Replace HVAC System(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace HVAC systems		\$11,000.00
ID0116	43-13 Unit Interior ADA Upgrades(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)-Call-for-Aid Systems,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)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	ADA Accessibility improvements to units		\$12,000.00
ID0117	43-10 Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	Paint ext of buildings		\$13,000.00
ID0119	43-15 Appliance Upgrade(Dwelling Unit-Interior (1480)-Appliances)	Replace Unit Appliances (20)		\$12,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 3		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0147	Relocation Costs(Contract Administration (1480)-Relocation)	Relocate Residents Due to Construction Activities		\$3,500.00
ID0151	CA 43-1A,1B, 04, 2A,2B, 03, 10, 13, 14, 15 Site Work/ Landscaping/ADA (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscaping,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Stripping)	Site landscaping, ADA, sidewalk replacements		\$15,000.00
ID0166	43-10 Roof, Fascia, Gutter, Downspout, Stucco, Painting (Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Roof, Fascia, Gutter, downspout, stucco and painting replacements along courtyards. (25)		\$15,500.00
ID0170	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Software and Training needed for capital fund management		\$2,000.00
	Subtotal of Estimated Cost			\$557,643.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2021	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	BUTTE COUNTY (CA043000001)			\$557,643.00
ID0065	43-13, 14, 15 Replace Water Heaters(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace unit water heaters (10)		\$12,000.00
ID0072	43-1A,1B,04, 03,10,13,14,15 Landscaping Rehab - Tree Work (Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Remove and Replace Landscaping Trees that are diseased or impacting site infrastructure. Amp Wide		\$15,000.00
ID0121	Operations(Operations (1406))	Operations		\$27,875.00
ID0122	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$55,764.00
ID0123	Audit(Contract Administration (1480)-Audit)	Audit		\$2,000.00
ID0125	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs associated with Architectural, Engineering, Permits, City and County Fees. Lead Paint Hazard Assessment and Inventory		\$75,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0126	VCT Tile Replacement/ Asbestos Abatement Amp Wide(Dwelling Unit-Interior (non routine))	Replace VCT Tile and remove and abate asbestos containing exiting tile and mastic.		\$46,000.00
ID0127	43-1A,1B,04, 2A, 2B, 13, Landscaping Rehab - Tree Work(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Remove and Replace Landscaping Trees that are diseased or impacting site infrastructure.		\$11,500.00
ID0128	43-1A, 1B, 04, 2A, 2B, 03 Roof, Fascia, Gutter, Downspout Rehab(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Replace Roof, Fascia, Gutter and Downspouts		\$85,750.00
ID0131	43-01A,01B, 2A, 2B, 03, 10, 13, 14, 15 Replace Ext. Lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage)	Replace Ext. Lighting Fixtures		\$28,000.00
ID0132	43-01A, 1B, 2A, 2B, 03 Exterior Painting(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Paint ext of buildings		\$63,259.00
ID0134	43-03, 10, 15 Replace HVAC System(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace HVAC systems		\$15,000.00
ID0136	43-10 Unit Interior, ADA Upgrades(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,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)-Call-for-Aid Systems,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)-Other,Dwelling Unit-Interior (1480)-Tubs	ADA Accessibility improvements to units		\$30,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
and Showers)				
ID0137	43-10 Under Slab Water Line Re-pipe(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom,Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Re-pipe units with under slab water leaks		\$4,000.00
ID0139	43-13 Ceiling Fans and Screen Doors(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Doors)	Install Ceiling fans and Screen doors at units		\$9,000.00
ID0142	43-14, 15 Appliance Upgrade(Dwelling Unit-Interior (1480)-Appliances)	Replace Unit Appliances (20)		\$12,000.00
ID0148	Relocation Costs(Contract Administration (1480)-Relocation)	Relocate Residents Due to Construction Activities		\$3,500.00
ID0152	CA 43-1A,1B, 04, 2A,2B, 03, 10, 13, 14, 15 Site Work/ Landscaping/ADA (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Site landscaping, ADA, sidewalk replacements		\$29,995.00
ID0155	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Software and Training needed for capital fund management		\$2,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2021	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0158	43-01A, 01B, 04, 2A, 2B, 03 Bathroom Remodel(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) Subtotal of Estimated Cost	Remodel Bathrooms		\$30,000.00
				\$557,643.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2022		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	BUTTE COUNTY (CA043000001)				\$557,643.00
ID0001	Operations(Operations (1406))	Operations			\$27,875.00
ID0002	Administration(Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry)	Administration			\$55,764.00
ID0003	Audit(Contract Administration (1480)-Audit)	Audit			\$2,000.00
ID0004	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs associated with Architectural, Engineering, Permits, City and County Fees.			\$35,818.00
ID0005	VCT Tile Replacement/ Asbestos Abatement AMP Wide(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace VCT Tile and remove and abate asbestos containing exiting tile and mastic.			\$51,999.00
ID0006	CA 43-1A,1B, 04, 2A,2B, 03, 10, 13, 14, 15 Site Work/ Landscaping/ADA (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Site landscaping, ADA, sidewalk replacements			\$15,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0012	Appliance Upgrade Amp Wide(Dwelling Unit-Interior (1480)-Appliances)	Replace Unit Refrigerators (70)		\$39,000.00
ID0014	43-1A, 1B, 04, 2A, 2B Replace HVAC System(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace HVAC systems (2)		\$20,000.00
ID0016	43-1A, 1B, 04, 2A, 2B, 03 Unit Interior ADA Upgrades(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)-Call-for-Aid Systems,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)-Other,Dwelling Unit-Interior (1480)-Tubs and	ADA Accessibility improvements to units		\$19,500.00
ID0017	43-03 Sewer Lateral Replacement(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Stripping)	Investigate damaged, blocked, crushed sewer laterals and mainlines and replace as required.		\$43,787.00
ID0052	43-13, 14 Install Replacement Windows(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Siding)	Install replacement windows.		\$8,900.00
ID0054	43-01A, 1B, 2A, 2B, 03 Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other)	Paint ext of buildings		\$8,000.00
ID0058	43-10, 14, 15 Cabinet Replacement(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Plumbing)	Replace Unit Cabinets and Counter Top Systems		\$39,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 5		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0063	43-15 Unit Interior ADA Upgrades(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)-Call-for-Aid Systems,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)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	ADA Accessibility improvements to units		\$12,000.00
ID0076	43-2A,2B, 03 Install Replacement Windows(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Install replacement windows.		\$5,000.00
ID0081	43-01A,1B, 2A, 2B, 03 Cabinet Replacement(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Replace Unit Cabinets and Counter Top Systems		\$8,000.00
ID0085	43-13 Cabinet Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical)	Replace Unit Cabinets and Counter Top Systems		\$8,000.00
ID0090	43-14 Install Replacement Windows(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Install replacement windows.		\$6,000.00
ID0105	43-14, 15 Pre Fab Storage Sheds(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Carports -Surface Garage)	Install Pre Fab Skid Type Storage Sheds at Units		\$20,000.00
ID0120	43-15 Install Replacement Windows(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Install replacement windows.		\$6,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0130	43-1A,1b, 13 Install Replacement Windows(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Install replacement windows.		\$12,000.00
ID0135	43-10 Install Roof Mount P.V. Solar Panels(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,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)-Siding,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Exterior (1480)-Soffits)	Install Roof mounted P.V. Roof mounted solar panels for common area electrical system.		\$25,000.00
ID0149	Relocation Costs(Contract Administration (1480)-Relocation)	Relocate Residents Due to Construction Activities		\$3,500.00
ID0160	43-01,A, 1B, 04 Replace Fencing in Back Yards(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Signage)	Replace Fencing in back yards		\$7,500.00
ID0161	43-01A,1B, 2A, 2B, 03 Under Slab Water Line Repipe(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Re-pipe units with under slab water leaks (6)		\$6,000.00
ID0162	43-10 Replace Water Heaters(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace unit water heaters (10)		\$12,000.00
ID0164	43-1A, 1B, 04, 2A, 2B Sewer Lateral Replacement(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Stripping)	Investigate damaged, blocked, crushed sewer laterals and mainlines and replace as required.		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0167	43-13 Roof, Fascia, Gutter, Downspout Rehab(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Replace Roof Fascia, Gutter and Downspouts		\$19,000.00
ID0168	43-15 Unit Interior ADA Upgrades(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,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)-Call-for-Aid Systems,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)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	ADA Accessibility improvements to units		\$30,000.00
ID0171	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Software and Training needed for capital fund management		\$2,000.00
	Subtotal of Estimated Cost			\$557,643.00