

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, 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.** The 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 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, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: <b>Housing Authority of the County of Butte</b> <span style="float: right;">PHA Code: <b>CA043</b></span></p> <p>PHA Type: <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <b>10/2024</b></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <b>345</b>    Number of Housing Choice Vouchers (HCVs) <b>2254</b></p> <p>Total Combined <b>2599</b></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission                      <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>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 and <a href="http://www.butte-housing.com">www.butte-housing.com</a></b></p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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<b>B.</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b>See Attached.</b></p>

<b>B.4.</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><b>See Attached for 50075.2 for 2024-2028. The most recent HUD approved 5-Year Action Plan was on 09/27/2023.</b></p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><a href="#">Form 50077-ST-HCV-HP</a>, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>						
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing.</b></p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="181 457 1455 907"> <tr> <td data-bbox="181 457 1455 499"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="181 499 1455 907"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><i>See Attached, goals are detailed within Annual Plan Goals and Progress B.3.</i></p> </td> </tr> </table> <table border="1" data-bbox="181 932 1455 1348"> <tr> <td data-bbox="181 932 1455 974"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="181 974 1455 1348"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> </td> </tr> </table> <table border="1" data-bbox="181 1373 1455 1822"> <tr> <td data-bbox="181 1373 1455 1415"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="181 1415 1455 1822"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> </td> </tr> </table>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><i>See Attached, goals are detailed within Annual Plan Goals and Progress B.3.</i></p>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>
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## **B.1 Revision of PHA Plan Elements.**

### **Operation and Management**

The HACB revised the HCV Administrative Plan using the Nan McKay model and HOTMA issued guidance with current regulations and procedures for the HACB to follow.

The HACB 2023 Family Self Sufficiency Action Plan was updated as required by HUD.

The HACB Public Housing Admissions and Continued Occupancy Plan (ACOP) was updated using the Nan McKay model and HOTMA issued guidance with current regulations and procedures for the HACB to follow.

### **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.

## **B.2 New Activities**

The following new development opportunities, targeting elderly, disabled, and families, have been identified and are recommended for inclusion in HACB's Section 8 HCV Administrative Plan, for use of project-based vouchers at properties:

- **Creekside Place Apartments, Chico** – 100 PBV committed to CHIP, targeted population to serve; seniors
- **North Creek Crossings at Meriam Park, Phase I, Chico** – 26 PBV committed, targeted population to serve; families
- **1297 Park Avenue Apartments, Chico** – 43 PBV committed targeted population to serve; single-senior-disabled
- **North Creek Crossings at Meriam Park, Phase II, Chico** – 13 PBV committed, targeted population to serve; families
- **Sunrise Village Apartments, Gridley** – 36 PBV committed, targeted population to serve; seniors
- **Prospect View Apartments, Oroville** – 39 PBV committed, targeted population to serve; disabled/homeless (NPLH)
- **Liberty Bell Apartments, Orland** – 31 PBV committed, targeted population to serve; seniors
- **Woodward Family Apartments Orland** – 25 PBV committed, targeted population to serve; families
- **Bar Triangle Apartments, Chico** – 25 PBV committed, targeted population to serve; families
- **Humboldt Senior Apartments, Chico** – 25 PBV committed, targeted population to serve; seniors

- **Oleander Community Housing Apartments, Chico** – 37 PBV committed, targeted population to serve; special needs.
- \* **Lincoln Street Affordable Family Apartments, Oroville** – 25 PBV committed, targeted population to serve; families
- \* **Lincoln Street Affordable Senior Apartments, Oroville** – 25 PBV committed, targeted population to serve; seniors.
- \* **Cypress Family Apartments, Paradise** – 25 PBV committed, targeted population to serve; families.
- \* **Cypress Senior Apartments, Paradise** – 25 PBV committed, targeted population to serve; seniors.
- \* **Lakeridge Circle, Magalia** – 25 PBV committed, targeted population to serve; families.
- \* **2131 Fogg Avenue, Oroville** – 6 PBV committed, targeted population to serve; families.
- \* **Northwind Senior Apartments** – 21 PBV committed, targeted population to serve; seniors.
- \* **Clark Road Apartments** – 25 PBV committed, targeted population to serve; families.

The HACB currently has 2,254 ACC-authorized Section 8 HCV units, 30% of which (675) is the base cap for project-basing of vouchers. To date, 577 vouchers have been committed to project basing in nineteen new affordable housing developments in Butte and Glenn County. The HACB is currently administering 239 Section 8 HCV vouchers committed to six (6) properties.

The HACB is engaged in an initiative to improve three (3) projects owned by its subsidy Butte County Affordable Housing Development Corporation. In this regard, the HACB is planning to non-competitively project-base 100 of its vouchers to assist in said rehabilitation of the following tax credit projects: 1200 Park Avenue, Chico (senior); Walker Commons, Chico (senior and disabled); and Chico Commons, Chico (family).

**The HACB was awarded a Capital Fund Community Facilities Grants or Emergency Safety and Security Grant:** Public Housing (43-10) Access Control and Video Surveillance Systems, March 21, 2024 the HACB signed a contract with Gaynor Technologies to design, purchase, install, and maintain an access control and video surveillance systems at Winston Gardens. Gaynor Technologies will coordinate plans with HMR Architects and the General Contractor hired to construct the ACS infrastructure, perimeter fencing and upgrade exterior lighting to LED - Summer 2024.

### **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 and utilize all 30% of PBV allocation.
- Acquire or build units or developments.

### **HACB Progress**

- HACB has recommended and supports new affordable housing developments in Butte and Glenn County.
- HACB has awarded 577 PBV vouchers to nineteen (19) developments in Butte and Glenn County.
- Through its non-profit development instrumentality; Butte County Affordable Housing Development Corporation (BCAHDC), the HACB has established twenty-three (26) development MOU's/MOA's with multiple entities to support Housing needs in Butte and Glenn County, see attached exhibit.

### **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 and replacement of smoke/carbon monoxide detectors.
- HACB has a staff member participating in the local Homeless Continuum of Care (CoC), HACB Executive Director serves on the Executive Committee of the CoC.
- HACB completed, or is in the process of completing the following Capital Fund Improvement projects in Public Housing: see attached exhibit – Capital Fund Status Report and 5 Year Action Plan Memo.

### **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 increase Section 8 Payment Standards in order to address market spiking in rental prices, post Camp Fire.
- 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 a member of CalAHA, and executive staff serves 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 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 was awarded a capital fund safety and security grant and will be designing, purchasing and installing a video surveillance system at PH 43-10 as well as perimeter fencing and upgrades to existing lighting.

**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.
  - FSS Action plan was updated detailing policies and procedure for program administration.
- 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 identified in the DAC accessibility 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.
  - Twelve (12) inter-agency MOU's in support of EHV program.
  - Contract to administer city of Chico TBRA and Lease Guarantee Programs
  - Contract to inspect County DESS subsidized units
  - Foster Youth Independence initiative

### **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.
- Maintained A+ credit rating with Standard & Poors

- HACB Board of Commissioners set a policy by way of Resolution to address the Unfunded Pension Liability, which included third party actuarial analysis and establishment of IRS Section 115 Pension Trust. Funding of the Trust was in accordance with Board policy and the Trust was seeded with \$2 million deposit.
- Strategic Asset Plan was completed including a detailed Asset Repositioning Study.

**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:
  - o Housing inspectors use tablets to complete inspections.
  - o Maintenance staff implemented use of tablets to complete work orders and daily tasks.
  - o 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 proactively offers and encourages training opportunities to staff members.
- \* Agency underwent enterprise software conversion to YARDI platform, which will continue paving the way for paperless capacities, with applicant, participant and landlord interactions possible via web portal through RENT CAFÉ.
- \* Agency converted to new Human Resource software (Paylocity) to assist in payroll and HR efficiencies.



Cypress Family	Paradise	70	Families	CHIP	Town CDBG-DR	9% LIHTC			25	Spring 2025
Cypress Senior	Paradise	70	Seniors	CHIP	Town CDBG-DR	9% LIHTC			25	Fall 2025

OTHER - For-profit Development:

CRP Affordable										
Senator Conness	Chico	162	Family	Hyder		9% Disaster LIHTC's	Enterprise	Chase	Citi or Chase	Fall 2023
Danco Group										
Cussick	Chico	76	Family		City and County CDBG-DR	4% LIHTC's	Restone	CMFA		Spring 2024
Domus - Newport Partners										
Lava Ridge	Chico	98	Family	Domus Mgmt		9% Disaster LIHTC's	Newport	East-West	Citibank	Leased
Tonea Way	Chico	104	Seniors	Domus Mgmt		9% Disaster LIHTC's II	Alliant	East-West	Citibank	Leasing
Oak Park Apts Family	Chico	76	Family	Domus Mgmt	County CDBG-DR	Applied 9% credits				
Oak Park Apts Senior	Chico	60	Seniors	Domus Mgmt	County CDBG-DR	Applied 9% credits				
Greenfields	Chico	64	Family	Domus Mgmt	County CDBG-DR	Applied 9% credits				
K2 Development										
B20 Senior	Chico	60	Senior + Retail	FPI		9% Disaster LIHTC's	R4		Tri Counties	Leased
Olive Ranch Apts. I, Table Mtn & Grand	Oroville	81	Family	FPI		9% Disaster LIHTC's	RBC		Citibank	Leased
Olive Ranch II	Oroville	80	Family	FPI		9% Disaster LIHTC's	RBC		Citibank	Leasing
Olive Ranch III	Oroville	51	Seniors	FPI	County CDBG-DR	9% Disaster LIHTC's II	RBC		Banner	Leasing
Table Mountain I	Oroville	47	Family	FPI	County CDBG-DR	9% Disaster LIHTC's II	R4		Tri Counties	Dec 8, 2023
Table Mountain II	Oroville	48	Family	FPI	County CDBG-DR	9% LIHTC	TBD - R4?		Tri Counties	Fall 2024
Impact Development										
Paradise Gardens III - rebuild	Paradise	48	Senior		USDA 515	9% Disaster LIHTC's II	Boston		Bonneville	PBRA
Willow Partners										
Sierra Heights I	Oroville	40	Senior	Buckingham			CREA		Pacific Western Bank	Leased
Sierra Heights II	Oroville	48	Senior	Buckingham		9% Disaster LIHTC's	CREA		Pacific Western Bank	Aug 2023
Oroville Heights II	Oroville	66	Family	Buckingham		9% Disaster LIHTC's	Hudson		Umpqua	Jul 2023

OTHER Summary: 1,701

225

Pipeline Projects: 3,062 units @ \$430K ea =

\$ 1,316,660,000

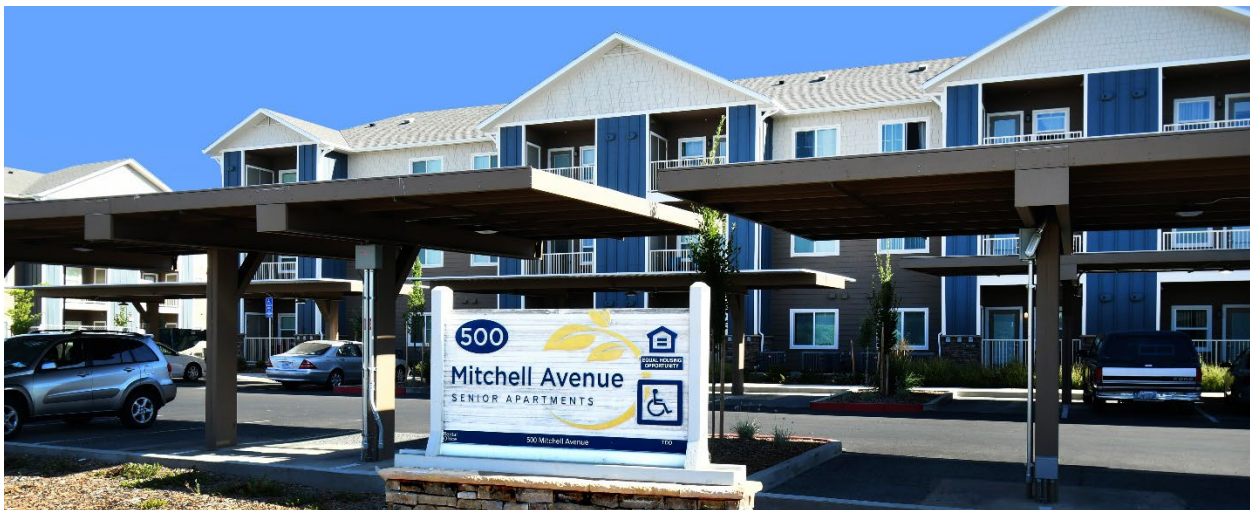
Total Vouchers Committed: 577

2022 - **Ford Oaks Apts, Gridley** (36 units, family, The Pacific Companies/BCAHDC. Lender: Umpqua Bank. LIHTC Investor: CREA) The project is complete and was fully leased as of August 23, 2022. Loan conversion is in process. BCAHDC is coordinating with partner, The Pacific Companies, to generate monthly and quarterly financial and management reporting.



*Ford Oaks Apartments, 180 Ford Avenue, Gridley*

2022 - **Mitchell Ave Apts I, Oroville** (36 units, seniors, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank. LIHTC Investor: Redstone) The 36-unit Phase I filed its Certificate of Completion December 1<sup>st</sup>, and was fully leased as of December 23, 2022. BCAHDC is coordinating with partner, The Pacific Companies, to generate monthly and quarterly financial and management reporting.



*Mitchell Avenue Apartments, 500 Mitchell Avenue, Oroville*



2023 - **Mitchell Ave Apts II, Oroville** (71 units, seniors, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank. LIHTC Investor: Phase I, Redstone; Phase II, The Richman Group) Phase II filed its Notice of Completion on November 1, 2023. The property is fully leased. BCAHDC is coordinating with partner, The Pacific Companies, to generate monthly and quarterly financial and management reporting.



*Mitchell Avenue Apartments II, Mitchell Avenue, Oroville*

2023 - **North Creek Crossings Apts I, Chico** (106 units, family, CCHC/BCAHDC. Lender: Wells Fargo/Berkadia. LIHTC Investor: R4 Capital) – located in Meriam Park, Phase I is complete and now leased. Twenty-six Section 8 vouchers are project-based at the property. Coordination with the AGP and property manager Winn Residential is underway to delivery property management reporting.



*North Creek Crossings Apartments I, Meriam Park, Chico*

2023 - **Sunrise Village Apts, Gridley** (37 units, seniors, The Pacific Companies/BCAHDC) Building construction is complete, Notice of Completion was filed June 6, 2023. 36 Section 8 Vouchers will serve the low-income occupants. Lease-up is complete. Property management reporting protocols are being established with the AGP and the property manager, Cambridge Real Estate.



*Sunrise Village Apartments, 1460 Hwy 99, Gridley*

2023 - **Riverbend Apts I Oroville** (120 units (72/48), family, The Pacific Companies/BCAHDC. Lender: Union Bank. LIHTC Investor: CREA) Phase I is complete, the Notice of Completion being filed in June. Lease-up is complete. Property management reporting is being established with the AGP and property manager, Cambridge Real Estate.



*Riverbend Apartments I, 201 Table Mountain Boulevard, Oroville*

2023 - **North Creek Crossings Apts II, Chico** (60 units, family, CCHC/BCAHDC. Lender: Wells Fargo/Berkadia. LIHTC Investor: R4 Capital) – Construction is complete, as is lease-up. 13 Section 8 vouchers are project-based at the property. Property management protocols are being developed with the AGP and property management company Winn Residential.



*North Creek Crossings Apartments II, Meriam Park, Chico*



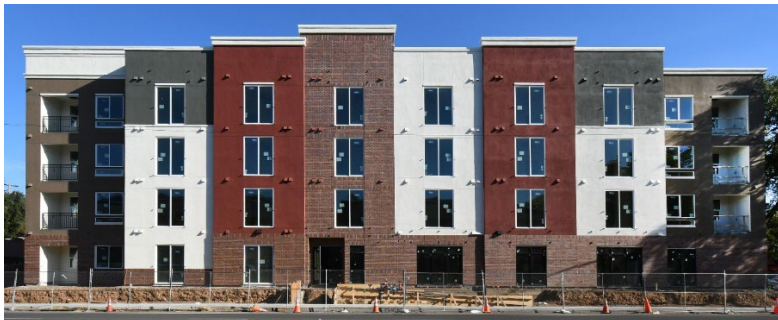
## **Newly Constructed and Leasing:**

**Prospect View Apts, Oroville** (40 units, formerly homeless singles, 15 NPLH units, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank. LIHTC investor: Boston Financial) Building construction is complete, the Notice of Completion was filed January 24, 2024. HACB has committed 39 Section 8 Vouchers to this project. Leasing is now underway for this Special Needs project, with full occupancy anticipated for March/April this year.



*Prospect View Apartments, 145 Nelson Avenue, Oroville*

**The Foundation Apts, Chico (1297 Park Ave)** (59 units, formerly homeless singles, Jamboree & BCAHDC. Lender: Banner Bank. LIHTC Investor, CREA) – Construction is complete; lease-up is well underway. Forty-three (43) Section 8 vouchers are committed to this supportive housing project. Occupancy is scheduled for March 2024.



*Park Avenue Apartments, 1297 Park Avenue, Chico*

**Woodward Apts, Orland** (36 units, family, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank, LIHTC investor: Redstone) – the project is complete; the Notice of Completion was filed January 16th. HACB committed 25 Section 8 project-based vouchers to this family project in Glenn County. Lease-up activity is underway, with property manager, Buckingham.



*Woodward Family Apartments, 263 Swift Street, Orland*

**Riverbend Apts II, Oroville** (120 units (72/48), family, The Pacific Companies/BCAHDC. Lender: Union Bank. LIHTC Investor: CREA) This project is complete, with Notice of Completion being filed December 1, 2023. The property is leased. Property management reporting is being established with the AGP and property manager, Cambridge Real Estate.



*Riverbend Apartments II, 223 Table Mountain Boulevard, Oroville*

### **Under Construction:**

**Deer Creek Apts I and II, Chico** (204 units, families, The Pacific Companies/BCAHDC. Lender: Bank of America/CitiBank. LIHTC Investor: Bank of America) –Twenty-one construction draws for Phase I, and eighteen for Phase II, have been processed. Occupancy is anticipated for late Spring/Summer of 2024.



*Deer Creek Apartments I & II, Highway 32, Chico*

**Liberty Bell Apts, Orland** (32 units, seniors, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank, LIHTC investor: Redstone) – Thirteen construction draws have been processed. 31 Section 8 Vouchers have been committed to support of the low-income senior occupancy. Construction will be completed a few months following completion of the Woodward Apts, Orland project, above.



*Liberty Bell Courtyard Apartments, North 6<sup>th</sup> Street, Orland*



**Eaglepointe Apartments, Paradise** (43 units, family, The Pacific Companies/BCAHDC. Lender and LIHTC investor: KeyBank) Eight construction draws have been processed. Construction is out of the ground and buildings have been framed and enclosed.



*Eaglepointe Apts, 5975 Maxwell Drive, Paradise*

**Lincoln Family Apartments, Oroville** (61 units, family, The Richman Group & BCAHDC. Lender: Merchant Bank. LIHTC investor: The Richman Group) Construction work is now progressing, with buildings framed and enclosed. The project is scheduled for delivery in late August 2024.



*Lincoln Family Apts, 3300 Lincoln Boulevard, Oroville*

**Orchard View Apartments I, Gridley** (48 units, family, The Pacific Companies & BCAHDC. Lender: KeyBank, LIHTC investor: Merrit Capital.) The project saw its construction close June 26<sup>th</sup>. Construction has started, with two construction draws processed. Delivery is set for late 2024.



*Orchard View Apts I, 1445 State Hwy 99, Gridley*

**Oleander Community Housing Apartments, Chico** (38-units, special needs homeless, Pacific Companies/BCAHDC. Lender and LIHTC investor unknown at this time.) The project closed in early November and is under construction. The work is underground: foundations and utilities. Unit delivery is scheduled for Spring 2025.



*Oleander Community Housing Apartments, Esplanade, Chico – Construction start, Underground*

### **Funded:**

**Bar Triangle Apartments, Chico** (70 units, family, CCHC/BCAHDC. Lender: Wells Fargo & Berkadia. LIHTC investor: R4 Capital) 25 Section 8 Vouchers have been committed for use by very-low income family occupants. The project has secured its LIHTC's, completing the financing package. The project is scheduled to Close in April 2024.

**Northwind Senior Apartments, Paradise** – BCAHDC has entered into a development agreement with The Pacific Companies to be partner in the partnership to be formed to develop a 21-unit apartment property serving seniors, located at 6893 Pentz Road, Paradise. The project has secured a commitment of CDBG-DR funds from the Town of Paradise, and has secured LIHTC's to complete financing.

### **Seeking Funding:**

**Lincoln Senior Apartments, Oroville** – BCAHDC has entered into a development agreement with The Richman Group of California (TRG) to be partner in the partnership to be formed to develop a 61-unit property serving seniors in Oroville, immediately next to the Lincoln Family Apartment development, in which BCAHDC is already partnered with TRG. The project has received a commitment of CDBG-DR funds from the City of Oroville, and seeks 9% LIHTC and other funds to complete financing.

**Orchard View Apartments II, Gridley** - The project saw its development MOA established with the Pacific Companies for development of 36 units of family housing. Financing is being sought.

**Villabona Courtyards Apartments, Chico** – BCAHDC has entered into a development agreement with the Pacific Companies to develop a 31-unit affordable housing project for seniors on the north Esplanade. CDBG-DR monies will be sought from the State, and 9% LIHTC's.

**Nelson Pointe Apartments, Oroville** - BCAHDC has entered into a development agreement with The Pacific Companies (TPC) to develop a 72-unit affordable housing project for families on Nelson Avenue, located between the Prospect View Apartments and Hamman Park Public Housing sites. CDBG-DR monies will be sought from the State, and 9% LIHTC's. Cameron Johnson, AMG (TPC agent) and President Mayer provided project information to the Oroville City Council on the evening of January 16<sup>th</sup>.

**EXHIBIT A**

**Certifications of Compliance with  
PHA Plan 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 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or \_\_\_ X \_\_\_ Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 2024-2025, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. 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.
6. 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 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);

- 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; and
  - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. 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.
  12. 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.
  13. 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.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. 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.
  16. 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.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. 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.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. 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.
  21. 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**

**CA043**


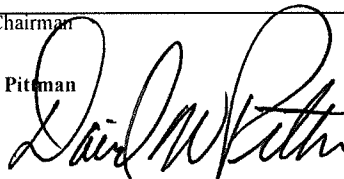
PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year **2024-2025**

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 Executive Director		Name Board Chairman	
Lawrence C. Guanzon		David W. Pittman	
Signature 	Date 07/18/2024	Signature 	Date 07/18/2024



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The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**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 3/31/2024

**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 Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning October 1, 2024 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing 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 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

**Housing Authority of the County of Butte**

**CA043**

PHA Name

PHA Number/HA Code

I hereby certify that all the statement above, 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)

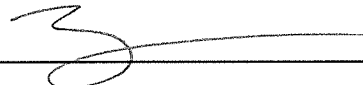
Name of Executive Director:

Name of Board Chairperson:

Lawrence C. Guanzon

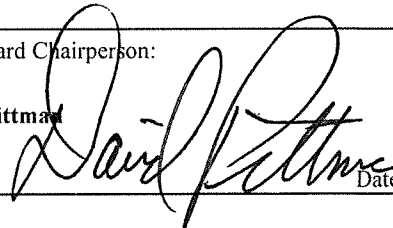
David W. Pittman

Signature



Date 07/18/2024

Signature



Date 07/18/2024

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Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**EXHIBIT C**

**2024**

**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 (May 7, 2024 meeting)**

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

- HACB presented the proposed changes to the Annual Plan, Capital Fund, Public Housing ACOP and Section 8 Administrative Plan. RAB members had no comments, questions or concerns and commented positively on the programs and plans in general.

**45-DAY REVIEW PERIOD COMMENTS**

There were no comments received for any of the proposed documents during the 45-day review period, with the exception of the attached letter from LSNC that outlines their comments on the S8 Admin Plan. The letter and comments were presented to the HACB Board of Commissioners on July 18<sup>th</sup>. Attached is a copy of the Memo presented to the Board of Commissioners during the July 18<sup>th</sup> Board of Commissioners meeting.



Wednesday, July 3, 2024

Housing Authority of the County of Butte  
2039 Forest Avenue  
Chico, CA 95928  
Via email to [marysolp@butte-housing.com](mailto:marysolp@butte-housing.com)

**Re: Public Comments regarding 2024 Draft Annual Plan for the Housing Authority of the County of Butte**

Honorable Members in Session:

Legal Services of Northern California provides legal assistance to low-income families throughout Butte and Glenn Counties. We assist many individuals and families to access safe and affordable housing and participate in the Housing Authority of the County of Butte (HACB)'s Housing Choice Voucher program.

We respectfully submit the following comments in response to the request for public comment issued by the HACB regarding the draft 2024 Section 8 Administrative Plan (Admin Plan). We offer the comments below in collaboration and in an effort to ensure that the Housing Choice Voucher program best addresses the needs of low-income families in Butte County.

**Chapter 10-II.B. Reasonable Accommodation Exception to HACB Section 8 HCV Nonresident Port Policy**

Our office understands the ongoing concern regarding the increase in applicants for HACB vouchers who do not have any connection to Glenn or Butte Counties, which HACB calls "waiting list shopping." (Admin. Plan 10-8.) We also understand that many of these vouchers end up leaving the area when the recipients port the vouchers back to their home counties. We are also aware of situations where HACB has proposed to terminate vouchers upon suspicion that the voucher holders do not actually live in the assisted unit. While we understand HACB's interest in keeping vouchers available for use in Glenn and Butte Counties, there is no prohibition or legal restriction our office is aware of for people to put themselves on multiple Waiting Lists and we respectfully recommend that the proper method for addressing these concerns is not to add additional factors to the reasonable accommodation process that are not authorized by law.

The proposed change to the Admin Plan states that when considering a reasonable accommodation where households seek exception to the Nonresident Port Policy, HACB's evaluation can consider "waiting list shopping." Your Admin Plan correctly states that HACB must approve a reasonable accommodation request if "[t]he request was made by or on behalf of a person with a disability.

Butte Regional Office:  
Office Location: 541 Normal Avenue, Chico, CA 95927  
Mailing Address: P.O. Box 3728 Chico, CA 95927  
P: 530.345.9491  
F: 530.345.6913  
[www.lsn.net](http://www.lsn.net)

There is a disability-related need for the accommodation. The requested accommodation is reasonable, meaning it would not impose an undue financial and administrative burden on the PHA, or fundamentally alter the nature of the PHA's HCV operations (including the obligation to comply with HUD requirements and regulations)." These elements for a reasonable accommodation are taken directly from state and federal fair housing laws. (24 C.F.R. §100.204; 2 C.C.R. § 12176.) State and federal fair housing laws require that HACB grant reasonable accommodations in certain circumstances and none of the state or federal fair housing laws allow for denial of a reasonable accommodation because a person placed themselves on multiple voucher waiting lists. It is not clear which of the three conditions that must be met to qualify for a reasonable accommodation the consideration of "waiting list shopping" applies to.

A participant's history of "waiting list shopping" does not apply to any of the three listed considerations. This is no direct or indirect link between a participant's history of waiting list shopping and whether they have a disability. Nor is there a plausible connection between a participant's need to port their voucher before the 12-month required period has elapsed, and their previous voucher applications. The question of the nexus between the disability and the request is a medical question that a medical provider can verify. A participant's previous housing history would not impact a participant's diagnosis and their subsequent needs.

Finally, a participant's history with wait lists does not fundamentally alter the HACB's voucher operations, nor does it put an undue financial and administrative burden on HACB. We understand the concern of participants porting their vouchers out of Butte, but it is an inherent part of the Housing Choice Voucher program. The fees and administration associated with the porting of a voucher are common practices for Public Housing Authorities, and the authorization of individual portability decision would not amount to "undue financial and administrative burdens." Similarly, the ability to port a voucher is implicit in the Housing Choice Voucher Program. The Housing Choice Voucher Guidebook states that reasonable accommodation in the portability context are allowable, and a public housing authority should consider them to allow moving in under a year. ("Moves and Portability," page 29-30.") The Code of Federal Regulations Section 982.353(c)(2)(iii) also specifically allows a public housing authority to authorize the right to portability within 12 months for a non-resident household. It is therefore apparent that while HACB certainly has the discretion not to allow porting during the first 12 months in most circumstances, the ability to allow a port within 12 months is a part of the housing choice voucher program, and allowing such actions does not fundamentally alter the program.

We request that HACB does not implement a consideration of "waiting list shopping" when considering a non-resident participants reasonable accommodation request to port their voucher within the initial 12-month period. Such an evaluation adds a new factor that is not supported by fair housing law and is not relevant to the analysis needed to consider the validity of a reasonable accommodation request.

### **Chapter 12-II-A. Informal Conference**

We appreciate HACB's implementation of an "informal conference" procedure as a strategy to resolve matters that could result in HACB terminating a participant's voucher. Such a system would allow for a quick solution to matters that may be the result of miscommunications or

misunderstandings, rather than the matter having to progress to the informal hearing process. Through our representation of clients, we have found that clients are sometimes confused about what kind of meeting they are being invited to and what will be discussed at that meeting. Therefore, we recommend that HACB provide clear and thorough notice to participants being invited to an informal conference.

HACB should send a notice of informal conference to the participants address and email (if available). This note should state the basis for this conference, when the conference is, that the participant can attend the conference in person or through the phone, that the participant has a right to have a representative attend the conference, what evidence HACB has for the allegations, that the participant can submit new information, documents, or relevant or mitigating circumstances before or during the conference, and that the participant can make a reasonable accommodation for the conference.

Following the informal conference, HACB should send the participant a letter describing the outcome of the conference. Outcomes of this conference can include an agreement between the participant and HACB, HACB's statement that the matter has been resolved, that HACB intends to move forward with the procedures and mail participant a notice of termination of assistance, or another outcome that was reached by HACB and the participant.

### **Chapter 16-III.C – Decisions Subject to Informal Hearings**

We appreciate HACB's dedication to the informal hearing process for participants, but we have found that HACB has taken a summary approach to overpayments decisions. We have found that HACB sent some participants letters stating that HACB overpaid on their housing assistance payment contract and required the participants to repay HACB, even for a period of eligibility that participants have not previously received a notice of termination and opportunity for hearing. These letters did not include any statement of the participant's rights to appeal, nor does the current Administrative Plan state what form of review the participants are entitled to.

We encourage HACB to amend its Admin Plan to include issuances of overpayment to the list of "Decisions Subject to Informal Hearing." This will ensure that a participant is guaranteed their due process rights. Overpayments will result from HACB either: retroactively determining that a participant's housing assistance payments need to be adjusted, or retroactively determining that HACB should have terminated a participant's voucher. The Code of Federal Regulations Section 982.555 makes it clear that both determinations of family income for housing assistance payments and terminations of assistance are subject to the informal hearing process. Furthermore, Due Process requires that termination of assistance requires notice and an opportunity to be heard. (*See Mathews v. Eldridge*, (1976) 424 U.S. 319.)

### **Chapter 16-III.C. Informal Hearings for Participants**

*Methods of Notice to the Family.* We applaud HACB's dedication to confirming participant's receipt of notices, and we understand that HACB must balance many competing demands to



administer the HCV program, including natural disasters, budget cuts, and housing shortages. While email notice is not required by law or statute, we recommend that in the interest of improving access to due process, we request that HACB include in its Admin Plan that HACB deliver notices subject to the informal hearing procedure by both mail and email in circumstances where HACB has an email on record for the participant.

Thank you for considering our comments. We remain committed to working with HACB to help ensure our community stays safe and housed. If you have any questions or wish to discuss any of these suggestions, please contact me at (530) 345-9491 or [ptelles@lsnc.net](mailto:ptelles@lsnc.net)

Sincerely,

Patrick DaSilva Telles  
Special Assignment Attorney

## MEMO

Date: May 6, 2024  
To: Resident Advisory Board  
From: Sheri Bouvier, Contracts Administrator  
Subject: Public Housing - Capital Fund Status Report and 5 Year Action Plan

As of May 6, 2024, the status of HACB Capital Fund construction activity follows:

- Public Housing (43-10) Access Control and Video Surveillance Systems, March 21, 2024 the HACB signed a contract with Gaynor Technologies to design, purchase, install, and maintain an access control and video surveillance systems at Winston Gardens. Gaynor Technologies will coordinate plans with HMR Architects and the General Contractor hired to construct the ACS infrastructure, perimeter fencing and upgrade exterior lighting to LED - Summer 2024.
- Public Housing – Roof Replacement Project (43-14, 43-15) The work includes reroofing of (70) Public Housing units and ancillary structures in Oroville (not including Winston Gardens). Contract was awarded to Above Board Construction and Roofing for \$580,653. ABC Roofing has completed installation of 44 residential roofs and 44 shed roofs at the Hammon Park and Oro Dam properties.
- Public Housing – All sites, ongoing. Abatement and replacement of asbestos-containing floor tiles; no units have been completed during the FY 2024; 153 of 232 Public Housing units have been completed overall. The work is being accomplished at unit turnover.

### *Detailed Capital Fund 5 Year Action Plan:*

#### **Capital Fund 2024**

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **Paint Trim** – Paint trim at 43-14 and 43-15 properties Hammon Park, Oro Dam. 7<sup>th</sup> and Pomona, Gardella Avenue, Casey Court
- **Roof Replacement** – Replace roofs at select Chico properties
- **Interior Upgrades** – Upgrade to energy efficient lighting fixtures
- **Bathroom Tub/Shower Replacement** – Replace tub and shower enclosures at Gridley and Biggs properties
- **Environmental Review** – conduct required 5-year environmental review

#### **Capital Fund 2025**

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **Kitchen Cabinet Replacement** – Replace kitchen cabinets at Gridley and Biggs properties
- **Roof Replacements** – Replace Roofs at select Gridley and Biggs properties

- **Trees/Landscaping** – Tree trimming and removal work amp wide
- **Paint Exteriors**– Paint the building exteriors Gridley and Biggs

### **Capital Fund 2026**

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **Water Heater Replacement Project**– Chico, replace water heaters which have reached the end of their useful life, in planning
- **Bathroom Tub/Shower Remodel** – Select concrete block units, in planning
- **Kitchen Remodel** – Select units, in planning
- **Exterior Lighting Upgrades** – make exterior lighting upgrades amp wide
- **HVAC Replacement** – replace HVAC at Winston Gardens

### **Capital Fund 2027**

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **Exterior Lighting Upgrades** – Upgrade exterior grounds and parking lot pole lighting to LED
- **Sewer Lateral Replacement** – replacement damage or deteriorating sewer lateral line at select public housing units
- **Interior Upgrades** – upgrade to energy efficient lighting fixtures
- **Water Heater Replacement Project**– Oroville, Gridley, Biggs, replace water heaters which have reached the end of their useful life, in planning
- **Paint Exteriors at Winston Gardens** – Paint the building exteriors Winston Gardens
- **HVAC Replacement** – replace HVAC systems at select properties

### **Capital Fund 2028**

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **Trees/Landscaping** – Tree trimming and removal work amp wide
- **Sewer Lateral Replacement** – replacement damage or deteriorating sewer lateral line at select public housing units
- **Site Work/ADA Improvement** – site landscaping, ADA sidewalk improvements
- **Resurface Roads** – Resurface, seal coat, striping, curbs and gutters in parking area
- **HVAC Replacement** – replace HVAC systems at select properties

**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 3/31/2024

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

I, Marie Demers, the Housing Manager City of Chico  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years N/A and/or Annual PHA Plan for fiscal year  
2024-2025 of the Housing Authority of the County of Butte is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

**City of Chico**

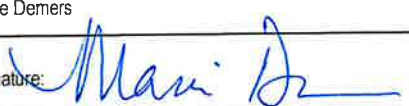
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

The PHA seeks to expand the supply of housing and expand access to affordable safe and sanitary  
and sanitary housing for community members

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: Marie Demers	Title: Housing Manager, City of Chico
Signature: 	Date: 07/18/2024

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.  
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information  
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to  
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing  
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD  
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**EXHIBIT E**

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : COUNTY OF BUTTE HSG AUTH		Locality (City/County & State)				
PHA Number: CA043		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No: )		
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	BUTTE COUNTY (CA043000001)	\$1,156,572.00	\$1,156,572.00	\$1,156,572.00	\$1,156,572.00	\$1,156,572.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	BUTTE COUNTY (CA043000001)			\$1,156,572.00
ID0001	Operations(Operations (1406))	Operations		\$231,314.00
ID0002	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$115,657.00
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. Lead Based Paint Survey		\$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 existing tile and mastic.		\$50,000.00
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



Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0017	43-03 Sewer 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.		\$22,794.00
ID0088	43-14 Unit Interior ADA Upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	ADA accessibility improvements to units		\$10,000.00
ID0090	43-13, 14 Install Replacement Windows(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Install replacement windows.		\$10,000.00
ID0120	43-10 Install Replacement Windows(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Install replacement windows.		\$6,000.00
ID0139	43-13 Screen Doors(Dwelling Unit-Exterior (1480)-Exterior 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)	Install screen doors at units		\$5,000.00
ID0149	Relocation Costs(Contract Administration (1480)-Relocation)	Relocate Residents Due to Construction Activities		\$6,331.00
ID0161	43-01A,1B, 2A, 2B, 03 Water Line Repipe(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Re-pipe Water Lines		\$6,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0164	43-1A,1B,04, 2A,2B Sewer Lateral Replacement(Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,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 -	Investigate damaged, blocked, crushed sewer laterals and mainlines and replace as required.		\$10,000.00
ID0171	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	Software and Training needed for capital fund management		\$5,000.00
ID0183	43-10, 14, 15 Sewer Invesitgation and 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
ID0185	43-15 Install Replacement Windows(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Install replacement windows.		\$16,000.00
ID0187	43-03, 10, 15 Replace HVAC System(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace HVAC systems		\$15,000.00
ID0189	43-10, 14, 15 Screen Doors(Dwelling Unit-Exterior (1480)-Exterior 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)	Install screen doors at units		\$9,000.00
ID0200	43-01A, 01B, 04, 2A, 2B, 03 Bathroom Remodel(Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Remodel Bathrooms		\$30,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0202	43-13 Bathroom Remodel(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Remodel Bathrooms		\$30,000.00
ID0203	43-14, 15 Bathroom Remodel(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,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non	Remodel Bathrooms		\$30,000.00
ID0211	43-01A, 1B, 2A, 2B, 03, 10, 13, 14, 15 Interior Painting(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Paint Interior of buildings. Abate lead paint as necessary		\$30,000.00
ID0213	43-13,14,15 Interior Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Interior Doors)	Paint Interior of buildings. Abate lead paint as necessary		\$30,000.00
ID0223	43-13,14,15 Sub Floor Replacement(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors)	Replace Subfloor and flooring.		\$15,033.00
ID0225	5 Year Environmental Review Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Perform HUD required environmental review of Capital Fund activities		\$76,000.00
ID0232	43-10 Bathroom Remodel(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Remodel Bathrooms		\$30,000.00

## Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2024			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0234	CNA Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs associated with Architectural, Engineering, Permits, City and County Fees. Audit consultant fees. CNA		\$16,313.00
ID0236	43-13, 14, 15 Water Line Repipe(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-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		\$15,000.00
ID0243	Energy Upgrades - Building Amp Wide(Dwelling Unit-Interior (1480)-Tubs and Showers,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)-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)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace building components for energy upgrade		\$30,000.00
ID0245	Smoke Detectors and CO Detectors - Amp Wide(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Replace Smoke Detectors and CO Detectors Amp Wide		\$2,000.00
ID0249	43-10 Door Replacement(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)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,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)-Other)	Replace Unit Interior, Exterior, Storage and Water Heater Vent Doors.		\$12,000.00
ID0253	43-10, 13, 14 Replace HVAC System(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace HVAC systems		\$11,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0255	43-13 Stucco, Siding/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,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, Siding and painting replacements.		\$15,500.00
ID0258	43-10 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		\$16,000.00
ID0266	43-15 Landscape Replacement(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace front and back yard landscape		\$40,000.00
ID0290	43-1A,1B,2A,2B,04,03 Door Replacement(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)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,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)-Other)	Replace Unit Interior, Exterior, Storage and Water Heater Vent Doors.		\$37,812.00
ID0291	43-1A,1B,2A,2B,04,03 Screen Door Replacement(Dwelling Unit-Exterior (1480)-Exterior 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)	Install screen doors at units		\$12,000.00
ID0317	43-01, 04, 02, 03 Kitchen Remodel(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)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Remodel Kitchen		\$20,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0324	Maintenace Shop Improvments(Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Construct and Remodel Maintenance Facilities to Improve Operations		\$10,000.00
ID0328	43-14, 43-15 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		\$40,000.00
ID0343	Water Intrusion Mitigation and Remediation Amp Wide(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios)	Water intrusion mitigation and remediation covers cleaning, drying, sanitizing and repairing. Mold remediation.		\$23,000.00
ID0345	Mailbox Replacement(Non-Dwelling Exterior (1480)-Mail Facilities)	upgrade old mailboxes		\$4,000.00
	Subtotal of Estimated Cost			\$1,156,572.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>		<b>2</b>	<b>2025</b>	
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	BUTTE COUNTY (CA043000001)			\$1,156,572.00
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)-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,Dwelling Unit-Interior (1480)-Flooring	ADA accessibility improvements to units		\$65,413.00
ID0085	43-13 Kitchen Remodel(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances,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)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Remodel Kitchen		\$60,000.00
ID0256	43-14 Stucco, Siding/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,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, Siding and painting replacements.		\$50,000.00
ID0270	43-1A,1B,04 Landscape Replacement(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Electric Distribution)	Replace common area landscape and lighting		\$20,000.00
ID0271	43-2A, 2B Landscape Replacement(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace common area landscape and lighting		\$80,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	2	2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0272	43-03 Landscape Replacement(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Electric Distribution)	Replace common area landscape and lighting		\$40,000.00
ID0273	43-13 Landscape Replacement(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace common area landscape and lighting		\$52,794.00
ID0274	43-1A,1B,04, 2A,2B,03,10,13 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		\$20,033.00
ID0275	43-1A, 1B, 04, 2A, 2B, 03 Replace Water Heaters(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances)	Replace unit water heaters		\$50,000.00
ID0278	43-1A, 1B, 2A, 2B, 03 Replace HVAC System(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace HVAC systems		\$60,000.00
ID0280	43-1A, 1B, 2A, 2B, 04, 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		\$20,000.00
ID0282	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$115,657.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0283	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
ID0284	VCT Tile Replacement/ Asbestos Abatement Amp Wide(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace VCT Tile and remove and abate asbestos containing existing tile and mastic.		\$80,000.00
ID0285	Operations(Operations (1406))	Operations		\$231,314.00
ID0286	Audit(Contract Administration (1480)-Audit)	Audit		\$2,000.00
ID0287	Relocation Costs(Contract Administration (1480)-Relocation)	Relocate Residents Due to Construction Activities		\$10,000.00
ID0288	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Software Materials and Training needed for capital fund management		\$5,000.00
ID0289	43-15 Install Retaining Wall(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,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



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	3	2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	BUTTE COUNTY (CA043000001)			\$1,156,572.00
ID0173	Relocation Costs(Contract Administration (1480)-Relocation)	Relocate Residents Due to Construction Activities		\$10,000.00
ID0254	43-10 Kitchen Remodel(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)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Remodel Kitchen		\$10,000.00
ID0257	43-15 Stucco, Siding/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,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, Siding and painting replacements.		\$15,500.00
ID0294	Operations(Operations (1406))	Operations		\$231,314.00
ID0295	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$115,657.00





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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0309	43-01A, 1B, 2A, 2B, 03, 10, 13, 14, 15 Interior Painting(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Paint Interior of buildings. Abate lead paint as necessary		\$30,000.00
ID0312	43-1A,1B,04, 2A,2B Sewer Lateral Replacement(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Interior (1480)-Plumbing,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.		\$50,000.00
ID0313	43-13 Sewer Investigation and 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
ID0314	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		\$18,500.00
ID0316	43-1A,1b,04, 2A, 2B, 03 Install Replacement Windows(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Install replacement windows.		\$12,000.00
ID0320	43-10, 13 Install Replacement Windows(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Install replacement windows.		\$10,000.00
ID0321	43-01, 04, 02, 03, 10, 13, 14, 15 Laundry Room and Storage Room Imp(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Appliances,Non-	Laundry Room and Storage Building Improvements and Upgrades		\$20,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area			
ID0322	43-01A,1B, 2A, 2B, 03 Water Line Repipe(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,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 Water Lines		\$6,000.00
ID0323	43-10 Water Line Repipe(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,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,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Re-pipe units		\$15,000.00
ID0325	43-1A,1B,2A,2B,04,03, 10, 13, 14, 15 Door Replacement(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)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,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)-	Replace Unit Interior, Exterior, Storage and Water Heater Vent Doors.		\$33,043.00
ID0326	43-1A,1B,2A,2B,04,03 Screen Door Replacement(Dwelling Unit-Exterior (1480)-Exterior 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)	Install screen doors at units		\$12,000.00
ID0327	Exterior Lighting Upgrades(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Install Upgraded Exterior Lighting		\$10,000.00
ID0331	Appliance Upgrade- Amp Wide(Dwelling Unit-Interior (1480)-Appliances)	Replace Unit Appliances (60)		\$36,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3		2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0333	43-1A, 1B, 2A, 2B, 04, 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		\$20,000.00
ID0334	43-10, 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. Abate lead paint as necessary.		\$10,000.00
ID0336	43-14, 15 Bathroom Remodel(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Remodel Bathrooms		\$60,000.00
ID0337	Lead Based Paint Abatement Amp Wide(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding)	lead based paint - removal, enclosure, encapsulation, and replacement		\$35,913.00
	Subtotal of Estimated Cost			\$1,156,572.00



Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	4	2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	BUTTE COUNTY (CA043000001)			\$1,156,572.00
ID0054	43-01A, 1B, 2A, 2B, 03,04 Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other)	Paint ext. of buildings. Abate lead paint as necessary		\$20,000.00
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
ID0130	43-1A,1b,04, 2A, 2B, 03 Install Replacement Windows(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Install replacement windows.		\$12,000.00
ID0172	Operations(Operations (1406))	Operations		\$231,314.00
ID0174	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Software and Training needed for capital fund management		\$5,000.00
ID0175	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$115,657.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 4		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0176	Audit(Contract Administration (1480)-Audit)	Audit		\$2,000.00
ID0177	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.		\$35,262.00
ID0178	VCT Tile Replacement/ Asbestos Abatement AMP Wide(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace VCT Tile and remove and abate asbestos containing existing tile and mastic.		\$15,033.00
ID0179	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
ID0181	Appliance Upgrade- Amp Wide(Dwelling Unit-Interior (1480)-Appliances)	Replace Unit Appliances (60)		\$36,000.00
ID0201	43-01A, 01B, 04, 2A, 2B, 03 Bathroom Remodel(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,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors)	Remodel Bathrooms		\$75,000.00
ID0227	Landscaping Rehab - Tree Work, Amp Wide(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Prune, remove and replace landscaping trees that are diseased or impacting site infrastructure. Amp Wide		\$10,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 4		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0242	Energy Upgrades - Building Amp Wide(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)-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)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace building components for energy upgrade		\$47,725.00
ID0292	43-10, 13, 14 Replace HVAC System(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace HVAC systems		\$50,000.00
ID0310	43-01, 04, 02, 03, 10, 13, 14, 15 Stucco, Siding/Painting.(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)-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)-Other,Dwelling Unit-Exterior (1480)-Roofs,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, Siding and painting replacements.		\$60,000.00
ID0311	43-03 Sewer 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.		\$43,787.00
ID0315	43-10, 13, 14, 15 Unit Interior ADA Upgrades(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,Dwelling Unit-Interior (1480)-Appliances)	ADA accessibility improvements to units		\$12,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 4		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0318	43-15 Kitchen Remodel(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)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Remodel Kitchen		\$60,000.00
ID0319	43-13, 14 Install Replacement Windows(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Install replacement windows.		\$22,794.00
ID0329	Relocation Costs(Contract Administration (1480)-Relocation)	Relocate Residents Due to Construction Activities		\$10,000.00
ID0332	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.		\$50,000.00
ID0335	43-10, 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. Abate lead paint as necessary.		\$10,000.00
ID0338	Lead Based Paint Abatement Amp Wide(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding)	lead based paint - removal, enclosure, encapsulation, and replacement		\$75,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2027			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0339	43-10 Door Replacement(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)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,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)-Other)	Replace Unit Interior, Exterior, Storage and Water Heater Vent Doors.		\$20,000.00
ID0340	43-1A, 1B, 2A, 2B, 03 Replace HVAC System(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace HVAC systems		\$50,000.00
ID0342	Site Signage- Amp Wide(Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)	Replace and Upgrade Existing Property Site Signage		\$30,000.00
ID0344	Water Intrusion Mitigation and Remediation Amp Wide(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Water intrusion mitigation and remediation covers cleaning, drying, sanitizing and repairing. Mold remediation.		\$23,000.00
	Subtotal of Estimated Cost			\$1,156,572.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BUTTE COUNTY (CA043000001)			\$1,156,572.00
ID0012	Appliance Upgrade Amp Wide(Dwelling Unit-Interior (1480)-Appliances)	Replace Unit Appliances (70)		\$10,000.00
ID0058	43-14 Kitchen Remodel(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Appliances,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)-Plumbing,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Remodel kitchen and replace unit cabinets and counter top systems		\$60,000.00
ID0084	43-10, 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. Abate lead paint as necessary.		\$58,615.00
ID0087	43-14, 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
ID0091	43-14,15 Replace Porch/Sidewalk/ADA Improvements(Dwelling Unit-Exterior (1480)-Other,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)-Soffits,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Exterior (1480)-Roofs)	Replace porch/Sidewalk and ADA improvements to unit entries		\$16,000.00
ID0095	43-15 Install Retaining Wall(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,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.		\$10,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0135	43-1A, 1B, 04, 2A, 2B, 03, 10, 13, 14, 15 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-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Landscape,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities)	Install P.V. solar panels for common area electrical system.		\$20,000.00
ID0167	43-13 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		\$25,000.00
ID0168	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,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	ADA accessibility improvements to units		\$30,000.00
ID0180	Landscaping Rehab - Tree Work, Amp Wide(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Prune, remove and replace landscaping trees that are diseased or impacting site infrastructure. Amp Wide		\$32,794.00
ID0182	43-13 Sewer Investigation and Replacement(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)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Interior (1480)-	Investigate damaged, blocked, crushed sewer laterals and mainlines and replace as required.		\$10,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0192	43-01A, 01B, 02A, 02B, 04, 03, 10, 13, 14, 15 Resurface Roads(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,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)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping)	Resurface roads, repave, seal coat, striping, curb gutter and sidewalk replacement.		\$40,000.00
ID0206	43-10 Community Bldg. Interior and Exterior Remodel(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security)	Perform Interior and Exterior Remodel at Community Bldg.		\$10,000.00
ID0209	Site Signage- Amp Wide(Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)	Replace and Upgrade Existing Property Site Signage		\$25,000.00
ID0215	VCT Tile Replacement/ Asbestos Abatement Amp Wide(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace VCT Tile and remove and abate asbestos containing existing tile and mastic.		\$50,000.00
ID0216	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		\$35,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2028</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0217	Operations(Operations (1406))	Operations		\$231,314.00
ID0218	Relocation Costs(Contract Administration (1480)-Relocation)	Relocate Residents Due to Construction Activities		\$10,000.00
ID0219	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Software and Training needed for capital fund management		\$5,000.00
ID0220	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$115,657.00
ID0221	Audit(Contract Administration (1480)-Audit)	Audit		\$2,000.00
ID0222	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs associated with Architectural, Engineering, Permits, City and County Fees.		\$50,000.00
ID0230	Energy Upgrades - Electric Amp Wide(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Other)	Replace unit light fixtures, panels, wiring and appliances for energy upgardes		\$30,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0231	43-01A, 01B, 04, 2A, 2B, 03 Bathroom Remodel(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Remodel Bathrooms		\$60,000.00
ID0241	Energy Upgrades - Building Amp Wide(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc.,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,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-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace building components for energy upgrade		\$50,000.00
ID0244	Smoke Detectors and CO Detectors - Amp Wide(Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Replace Smoke Detectors and CO Detectors Amp Wide		\$5,000.00
ID0247	43-01,A, 1B, 04, 2A, 2B, 03, 10, 13, 14, 15 Replace Site and Unit Fencing (Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape)	Replace site fencing and in front and back yards as needed.		\$21,659.00
ID0248	43-15 Community Bldg. Interior and Exterior Remodel(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area	Perform Interior and Exterior Remodel at Community Bldg.		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)			
ID0263	Site Security -Amp Wide(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Interior (1480)-Security,Non-Dwelling Site Work (1480)-Signage)	Investigate and Install Site Security Measures		\$45,000.00
ID0267	43-10 Landscape Replacement(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace common area landscape and lighting		\$8,533.00
ID0281	43-10 Stucco, Siding/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,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, Siding and painting replacements.		\$30,000.00
	Subtotal of Estimated Cost			\$1,156,572.00