

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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 if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	PHA Name: <u>COUNTY OF BUTTE HSG AUTH</u> PHA Code: <u>CA043</u> PHA Type: ☐ Standard PHA ☒ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>345</u> Number of Housing Choice Vouchers (HCVs) <u>2286</u> Total Combined Units/Vouchers <u>2631</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: The proposed PHA plan, PHA Plan Elements and all information relevant to the public hearing are available for inspection by the public at the following location: Housing Authority of the County of Butte (HACB) 2039 Forest Avenue Chico, CA 95928. The public notice and plans are also available on the HACB website at www.butte-housing.com ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr> <tr> <th>PH</th><th>HCV</th></tr> </thead> <tbody> <tr> <td> </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						
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		PH	HCV												
B.	Plan Elements														
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA?														

Y N

- ☒ ☐ Statement of Housing Needs and Strategy for Addressing Housing Needs.
- ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- ☐ ☒ Financial Resources.
- ☐ ☒ Rent Determination.
- ☒ ☐ Operation and Management.
- ☐ ☒ Grievance Procedures.
- ☐ ☒ Homeownership Programs.
- ☐ ☒ Community Service and Self-Sufficiency Programs.
- ☐ ☒ Safety and Crime Prevention.
- ☐ ☒ Pet Policy.
- ☐ ☒ Asset Management.
- ☐ ☒ Substantial Deviation.
- ☒ ☐ Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Statement of Housing Needs and Strategy for Addressing Housing Needs.

See attached documents for details regarding B.1 Revision of Existing Plan Elements.

Operation and Management.

See attached documents for details regarding B.1 Revision of Existing Plan Elements.

Significant Amendment/Modification.

See attached documents for details regarding B.1 Revision of Existing Plan Elements.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 New Activities.

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

Y N

- ☐ ☒ Choice Neighborhoods Grants.
- ☒ ☐ Modernization or Development.
- ☒ ☐ Demolition and/or Disposition.
- ☐ ☒ Designated Housing for Elderly and/or Disabled Families.
- ☒ ☐ Conversion of Public Housing to Tenant-Based Assistance.
- ☒ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- ☐ ☒ Homeownership Program under Section 32, 9 or 8(Y)
- ☐ ☒ Occupancy by Over-Income Families.
- ☐ ☒ Occupancy by Police Officers.
- ☐ ☒ Non-Smoking Policies.
- ☒ ☐ Project-Based Vouchers.
- ☐ ☒ Units with Approved Vacancies for Modernization.
- ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

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

Modernization or Development.

See attached documents for details regarding B.2 New Activities.

Demolition and/or Disposition.

	See attached documents for details regarding B.2 New Activities. Conversion of Public Housing to Tenant-Based Assistance. See attached documents for details regarding B.2 New Activities. Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See attached documents for details regarding B.2 New Activities. Project-Based Vouchers. See attached documents for details regarding B.2 New Activities.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See attached documents for details regarding B.3 Progress Report
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. See attachments including 50075.2 for 2026-2030 and detailed Memo. The most recent HUD approved 5-year action plan was approved on 08/12/2025.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☒ N ☐ (b) If yes, please describe: See attached documents for details regarding B.5 (a)
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☒ (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. RAB meeting was scheduled and held on April 8, 2026. members had no comments, questions or concerns. Additionally there were no comments received for any of the proposed documents during the 45-day review period. Attached are memo's presented to the Board of Commissioners during the April 16th and June 18th Board Meeting. Along with the Annual Plan posting that was posted in office, online and in the newspaper.
C.2	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.

	Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations</i> <i>Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. 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. (a) Did the public challenge any elements of the Plan? Y ☐ N ☒ (b) If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y ☐ N ☒ N/A ☐ (b) If yes, please describe: No MOA, PIP or Recovery Plan in place, however the agency did provide a written response and plan to HUD in regards to Troubled Status designation, on June 24, 2025.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. 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.

Form identification: *CA043-COUNTY OF BUTTE HSG AUTH Form HUD-50075-ST (Form ID - 9417) printed by Marysol Perez in HUD Secure Systems/Public Housing Portal at 08/05/2026 07:31PM EST*

B.1 Revision of PHA Plan Elements.

Statement of Housing Needs and Strategy for Addressing Housing Needs

During 2025 the HACB created a new Strategic Plan and its plan goals and objectives were revised; see Section B.2 of the HACB Plan. Additionally, the HACB continues its focus on developing and managing its Project Based Voucher program in efforts of deconcentrating poverty and expanding housing and economic opportunities for its participants.

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 2026 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.

Significant Amendment/Modification

2026 Draft HCV Administrative Plan, Chapter 4: “Applications, Waiting List and Tenant Selection”, addition of EHV Preference(s) for transfer to HCV Program

As the EHV program is scheduled to sunset 9/30/2030 and funding for this program is projected to be exhausted by the end of 2026, HUD strongly encourages PHAs to transition EHV families to the HCV program so that EHV families do not lose assistance and potentially face homelessness. In order to transition EHV families into the PHA’s regular HCV program, the family must be selected through the PHA’s HCV waiting list. The HACB’s request for waiver to streamline the process of placing all EHV families on its HCV waiting list, with the appropriate preference, has already been approved by HUD.

DATE	REQUIRED ACTION
2/17/2026	Resident Advisory Board meeting held
2/19/2026	<i>Draft approval by HACB Board</i>
2/19 – 4/5/2026	Required 45-day Review Period - Documents available for public comment.
4/6/2026	Comments, if any, due to HACB, for inclusion in draft presented to Board
4/16/2026	<i>Public Hearing; Final approval by HACB Board</i>
5/1/2026	Effective date of documents



Message from the Executive Director

In early 2025, the Board of Commissioners initiated a new five-year strategic plan to guide the Housing Authority's work. Since its founding in 1946, the Authority has grown to serve over 4,600 households in Butte and Glenn Counties through rental assistance and affordable housing. Having weathered downturns, supported disaster recovery, and managed state and federal funding constraints, the Board determined it was time to reaffirm the mission, assess programs and properties, and set strategic directions for the future.

The plan affirms the Authority's role in expanding opportunity within uncertainty, while giving new attention to resident self-sufficiency, community partnerships, and support for nonprofits addressing homelessness. It calls for a comprehensive review of housing assets to ensure safety, quality, and long-term service, as well as renewed commitment to staff training, client-friendly administration, and strong resident relations.

As a living document, the Strategic Plan serves as a benchmark and roadmap. Its value lies in continued implementation, so staff, residents, and partners can work together to expand affordable housing opportunities and meet the evolving needs of Butte and Glenn Counties.

A stylized, handwritten signature in blue ink.

Lawrence C. Guanzon
Executive Director

Mission

The Housing Authority of the County of Butte provides access to affordable and innovative housing solutions for the well-being of all. We support residents in securing and maintaining quality housing as a pathway to fostering sustainable, resilient, and stable communities.

Vision

- ❑ By promoting sustainable development and addressing the impacts of trauma, we strive for resilient, stable communities that support economic and social well-being.
- ❑ We collaborate with partner organizations to connect residents with essential services, including those addressing housing needs, security and stability. We recognize these partnerships as key to creating a supportive environment for all those we serve.
- ❑ We are committed to operational efficiency, ensuring that our programs are effective, fiscally responsible, and impactful in meeting the needs of residents in our communities.
- ❑ We strive to improve our housing stock, expand our resources, and seek new opportunities to grow and invest in sustainable, affordable housing solutions for the future.
- ❑ We address the unique housing challenges faced by vulnerable populations, including individuals and families recovering from trauma.
- ❑ We encourage a work environment where staff members feel inspired, proud of their work, and are recognized for their efforts.

Goals & Objectives

Goal 1: Expand Affordable Housing Stock

Objective 1A: Continue seeking funding to sustain housing growth despite uncertainty or rising costs.

Objective 1B: Explore partnerships to identify properties for more affordable housing.

Goal 2: Incorporate Resilience and Sustainability into Housing Solutions

Objective 2A: Pursue funding for resilient and efficient upgrades in disaster-prone areas.

Objective 2B: Incorporate cost-effective resilient tech, like solar or rainwater, to new projects.

Objective 2C: Build new developments to high energy-efficiency standards.

Objective 2D: Explore sustainable building methods and materials that may also cut time and costs.

Goals 3: Promote Upward Mobility Through Housing Programs

Objective 3A: Continue to highlight the Family Self-Sufficiency (FSS) program to encourage participation.

Objective 3B: Fortify partnerships to connect residents with key services.

Goal 4: Address the Unique Housing Needs of Vulnerable Populations

Objective 4A: Continue to retrofit existing properties with accessibility features for elderly and disabled residents.

Objective 4B: Continue to prioritize accessible units in new projects to support aging in place.

Objective 4C: Connect residents with partner services to enhance quality of life.

Goal 5: Enhance Staff Engagement and Development

Objective 5A: Acknowledge staff achievements to boost morale.

Objective 5B: Provide training and networking opportunities as funding allows.

Goal 6: Improve Tenant Onboarding and Retention

Objective 6A: Support case workers in providing personalized services that promote housing stability.

Objective 6B: Use online platforms to streamline payments, communication, and tenant management.

Objective 6C: Educate residents on unit care and lease responsibilities.

Objective 6D: Educate landlords on policies and procedures.

Goal 7: Achieve Operational Efficiency and Transparency in Service Delivery

Objective 7A: Maintain transparent tracking and reporting on housing, funding, and outcomes.

Objective 7B: Conduct regular audits at agency, program, and property levels.

Goal 8: Adapting to Changes Over Time

Objective 8A: Design new units to meet current needs and adapt to future changes.

Objective 8B: Evaluate processes to improve services, resources, and fiscal stability.

Objective 8C: Build shared understanding of needs and resources through local forums.

Objective 8D: Identify and leverage emerging services and resources.

Objective 8E: Continue to advocate for diverse housing to meet shifting demographics.

To read the full Strategic Plan, [click here.](#)



B.2 New Activities

Project-Based Vouchers.

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:

- **Creskide 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 2286 ACC-authorized Section 8 HCV units, 30% of which (685) is the base cap for project-basing of vouchers. To date, 577 vouchers have been committed to project basing in in nineteen (19) new affordable housing developments in Butte and Glenn County. The

HACB is currently administering 446 Project Based Vouchers (PBVs) committed to thirteen (13) properties.

Modernization or Development.

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).

Demolition and/or Disposition.

Conversion of Public Housing to Tenant-Based Assistance.

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.

The PHA intends to initiate the planning phase for conversion of its Public Housing portfolio. The PHA will conduct physical needs assessments and financial modeling to evaluate its portfolio and determine which conversion methods are viable. During the planning phase, conversion of Public Housing to Tenant-Based Assistance and or Project-Based Vouchers under RAD may be considered.” The Public Housing portfolio “repositioning” may consider demolition, Low Income Tax Credits, State & Federal, Funding and Grants. The planning phase of its Public Housing (345 units) may be a 3 to 5 to 10 to 25-year master plan to enhance, rebuild, and sustain its portfolio in support of its residents. The PHA will secure and maintain quality affordable Public Housing as a pathway to fostering sustainable, resilient, and stable communities within the Butte County region.

									Total units in Project	# PBV	
Project Name			Owner	Developer	Property Management	BCAHC Role	Address	City			
HAP											
1	Creskide Place Apartments		Creskide Place, L.P.	CHIP	CHIP	N/A	1250 Notre Dame Blvd	Chico	101	100	
2	North Creek Crossings at Meriam Park, Phase I		Chico North Creek LP	CCHC	Winn Residential	MGP	2265 Maclovio Ave	Chico	106	26	
3	Sunrise Village Apartments		Gridley Senior Associates, a California Limited Partnership	PWC	Cambridge Real Estate	MGP	1470 State Highway 99	Gridley	37	36	
4	North Creek Crossings at Meriam Park, Phase II		Chico North Creek II LP	CCHC	Winn Residential	MGP	2265 Maclovio Ave	Chico	54	13	
5	Woodward Family Apartments		Orland Family Associates, a California Limited Partnership	PWC	Buckingham	MGP	203 E Swift St	Orland	36	25	
6	Prospect View Apartments		Oroville PSH Pacific Associates, a California Limited Partnership	PWC	John Stewart Company	MGP	135 Nelson Avenue	Oroville	40	39	
7	The Foundation		Park Avenue Housing Partners LP	Jamboree	Domus	Back-up MGP	1297 Park Ave	Chico	59	43	
8	Liberty Bell Courtyards		Orland Senior Associates, a California Limited Partnership	PWC	Buckingham Property Management	MGP	92 N 6th St	Orland	32	31	
9	Lincoln Village Family Apartments		Richman Oroville Apartments, LP	TRG	Richman Management Company	MGP	3300 Lincoln Blvd.	Oroville	61	25	
10	Northwind Senior Apartments		Paradise Senior Associates, a California Limited Partnership	PWC	Cambridge Real Estate	MGP	6983 Pentz Road	Paradise	21	21	
11	Oleander Community Housing Apartments		Chico PSH Pacific Associates, a California Limited Partnership	PWC	John Stewart Company	MGP	2324 Esplanade	Chico	38	37	
12	Cypress Family Apartments		Mercy Housing California 113 LLC	Mercy	CHIP	N/A	1633 Cypress Ln	Paradise	70	25	
13	Bar Triangle Apartments		Chico Bar Triangle, LLC	CCHC	Winn Residential	MGP	2225 Bar Triangle Street	Chico	70	25	
Wait List Open										446	
AHAP											
14	Lincoln Village Senior Apartments		Richman Oroville Senior Apartments, LP	TRG	Richman Management Company	MGP	Lincoln Blvd.	Oroville	61	25	
15	Lakeridge Circle		Lakeridge Circle, LLC	CHIP	CHIP	N/A	14096 Lakeridge Cir	Magalia	63	25	
16	Cypress Lane Senior Apartments		Mercy Housing California 114, LP	Mercy	CHIP	N/A	1610, 1613, 1616, 1620 Cypress Ln	Paradise	70	25	
17	Clark Road Apartments		Clark Road Apartments, L.P.	Kingdom	John Stewart Company	N/A	6480 Clark Road	Paradise	72	25	
										100	
18	Humboldt Senior Apartments			CCH			Humboldt Rd & Yosemite Dr	Chico	80	25	
19	2131 Fogg Ave			HACB		HACB OWNED	2131 Fogg Ave	Oroville	18	6	
											31

Housing Authority of the County of Butte (HACB)

Established as a public entity under State law on April 22, 1946, by resolution of the Butte County Board of Supervisors
EIN 94-6000745

Programs (2,417)

HUD Section 8 HCV (2,382)

S8 HCV – Butte County (1,973)
S8 HCV - Glenn County (87)
S8 HUD-VASH (214)
S8 EHV (98)
S8 FYI (10)

City of Chico

TBRA (18)
LGP (8)

**Butte County
Dept of Behavioral Health**

BHHAP – Sec Dep (5)
BHHAP - ASOC (4)

Properties (651)

HUD - Public Housing (345)

Biggs (20)
Chico (145)
Gridley (50)
Oroville (130)
PM = HACB

USDA-RD Farmworker (115)

FLH, Gridley (115)
PM = AWI

Bond-Financed (146)

1519 Locust, Chico (10)
Alamont Apts, Chico (30)
Cordillera Apts, Chico (20)
Evanswood Apts, Oroville (28)
Lincoln Apts, Chico (18)
Park Place Apts, Oroville (40)
PM = RSC

Other-Owned (45)

Evanswood Apts #21, #25 & #33, Oroville (3)
Mayer Commons, Paradise (12)
Gridley Springs II, Gridley (24)
Demo Units, Gridley FLH (6)
2131 Fogg, Oroville vacant lot

Banyard Management
501(C)(3) non-profit
EIN 68-0167872
(72 units)

Chico Commons Apts
72 units - Families
1994 – new construction

Butte County Affordable Housing Development Corporation
501(c)(3) non-profit development instrumentality of HACB
EIN 68-0355316
(1,422 units)

Chico

Walker Commons Apts
56 units, Seniors 55+, Disabled
1996, new construction, MGP

1200 Park Ave Apts
107 units, Seniors 55+
2006, new construction, MGP

Harvest Park Apts
90 units, Families
2013, new construction, MGP

N. Creek Crossings Apts I & II
106/54 units, Families, 26/13 PBV's
2023, new construction, MGP

The Foundation Apts
59 units, Singles, 43 PBV's
2023, new construction, Co-MGP

Deer Creek Apts I & II
156/48 units, Families
2024, new construction, MGP

Oleander Com Housing Apts
38 units, Singles/NPLH, 37 PBV's
2024, new construction, MGP

Bar Triangle Apts
70 units, Families, 25 PBV's
2024, new construction, MGP

Oroville

Mitchell Ave Apts I & II
36/35 units, Seniors 55+
2023-23, new construction, MGP

Riverbend Apts I & II
72/48 units, Families
2023, new construction, MGP

Prospect View Apts
40 units, Singles/NPLH, 39 PBV's
2023, new construction, MGP

Lincoln Family Apts
61 units, Families, 25 PBV's
2024, new construction, MGP

Lincoln Senior Apts
61 units, Seniors, 25 PBV's
2025, new construction, MGP

Paradise

Eaglepointe Apts
43 units – Families
2024, new construction, MGP

Northwind Senior Apts
21 units, Seniors, 21 PBV's
2024, new construction, MGP

Gridley

Gridley Springs Apts I
32 units, Families
2012, acquisition-rehab, MGP

Ford Oaks Apts
36 units, Families
2022, new construction, MGP

Sunrise Village Apts
37 units, Seniors 62+, 36 PBV's
2023, new construction, MGP

Orchard View Apts I
48 units, Families
2024, new construction, MGP

Orchard View Apts II
36 units, Families
202_, new construction, MGP

Orland

Liberty Bell Courtyard Apts
32 units, Seniors 62+, 31 PBV's
2024, new construction, MGP

Woodward Apts
36 units, Families, 25 PBV's
2024, new construction, MGP

Legend:
AWI – Always With Integrity, Inc., Auburn, CA
BHHAP – Behavioral Health Housing Assistance Program
FLH = Farm Labor Housing
HUD = U.S. Dept. of Housing and Urban Development
LGP = Lease Guarantee Program
MGP = Managing General Partner
PBV = Project Based Voucher
PM = Property Manager
PSH = Permanent Supportive Housing
TBRA = Tenant-based Rental Assistance
S8 HCV = HUD Section 8 Housing Choice Voucher
USDA-RD = U.S. Dept Agriculture, Rural Development Dept.

B.3 Progress Report

The HACB Strategic Plan was revised 2025 (attached), including revision of Mission, Goals and objectives.

HACB Mission:

The Housing Authority of the County of Butte provides access to affordable and innovative housing solutions for the well-being of all. We support residents in securing and maintaining quality housing as a pathway to fostering sustainable, resilient, and stable communities.

HACB Goal 1: Expand Affordable Housing Stock

Objective 1A: Continue to pursue all available sources of funding to ensure that expansion of housing stock continues even in years when there is funding uncertainty or development cost increases.

Objective 1B: Explore public and private partnerships to identify suitable properties for construction or rehabilitation, to increase supply of affordable housing units.

HACB Progress

- HACB has recommended and continues to support new affordable housing developments in Butte and Glenn County.
- HACB has awarded 556 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-six (26) development MOU's/MOA's with multiple entities to support Housing needs in Butte and Glenn County, see attached exhibit.

HACB Goal 2: Incorporate Resilience and Sustainability into Housing Solutions

Objective 2A: Apply for available funding (e.g., CalHome funds) to retroactively install fire-resistant (or wildfire prepared) materials, flood defenses, and energy-efficient systems in HACB-managed properties, especially those in disaster-prone areas.

Objective 2B: Continue to incorporate fiscally prudent disaster-resilient technologies (such as solar panels and rainwater collection systems) in new projects, to increase long-term sustainability.

Objective 2C: Ensure all new HACB developments meet the highest energy efficiency standards, incorporating low-flow plumbing, and high-efficiency HVAC systems.

Objective 2D: Support innovative building technologies, materials, and housing typologies that increase sustainability while also reducing construction time and costs.

HACB Progress

- HACB completed Public Housing Capital Fund improvement project for planned water conservation and energy savings measures and replacement of smoke/carbon monoxide detectors.
- 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 Goals 3: Promote Upward Mobility Through Housing Programs

Objective 3A: Continue to promote the Family Self-Sufficiency (FSS) program (through the Housing Choice Voucher Program) and increase participation.

Objective 3B: Fortify partnerships to connect residents with services such as: job training and financial literacy programs, healthcare and childcare resources, transportation assistance and meal programs.

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 Special Programs Coordinator 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. Special Programs Coordinator also serves on the Butte County Coordinating Council (BCC) Committee, coordinating delivery of homeless services to the disabled in Butte County.
- HACB is also continuously works with other social service agencies to more effectively bridge between homelessness and permanent housing.
- 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 collaborates 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.

HACB Goal 4: Address the Unique Housing Needs of Vulnerable Populations

Objective 4A: Continue to retrofit existing HACB properties to include accessibility features such as ramps, elevators, and accessible bathrooms for elderly and disabled residents.

Objective 4B: Continue to prioritize the development of accessible units in new projects to ensure that elderly and disabled residents have adequate housing options and age in place.

Objective 4C: Connect residents with services (provided by partners) to help them improve their quality of life.

HACB Progress

- 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 partners with service organizations, volunteers, and students to provide low- or no-cost services to residents.
- HACB staff actively researches and seeks to 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.

HACB Goal 5: Enhance Staff Engagement and Development.

Objective 5A: Recognize staff achievements through awards, public acknowledgments, and team-building events to enhance morale.

Objective 5B: Continue to offer extensive opportunities for staff training and networking (NAHRO, Fair Housing, NMA, BDO, etc.) as funding is available.

HACB Progress

- Agency acknowledges longevity years of service in honor of staff.
- HACB proactively offers and encourages training opportunities to staff members.
- HACB Executive Director is a member of CAHA, CalAHA, and the Pacific Southwest Region Council of the National Association of Housing and Redevelopment Officials (PSWRC-NAHRO); staff also serves on the NorCal/Nevada NAHRO Board; which provide networking and legislative opportunities and advancement of housing initiatives.

HACB Goal 6: Improve Tenant Onboarding and Retention

Objective 6A: Support case workers in creating a more personalized case management process, which may connect residents with services (provided by partners) that improve their quality of life and help them maintain stability in their housing.

Objective 6B: Expand use of online platforms to streamline rent payment, communication, and tenant management, enhancing both the onboarding process and ongoing tenant retention.

Objective 6C: Continue to educate residents on how to maintain their units and fulfill their lease obligations.

Objective 6D: Continue to engage and educate landlords on policies and procedures.

HACB Progress

- HACB is continuing to improve website and provide more information regarding HACB's various programs and properties.
- * 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.
- * Housing inspectors use tablets to complete inspections.
- o Maintenance staff implemented use of tablets to complete work orders and daily tasks.

HACB Goal 7: Achieve Operational Efficiency and Transparency in Service Delivery

Objective 7A: Continue transparent program and property tracking and reporting, including information on housing outcomes, funding, and program effectiveness.

Objective 7B: Continue to conduct regular audits – at the agency level, at the program level, and at the property level – to ensure efficiency and fiscal responsibility.

HACB Progress

- Actively developing a paperless system.
- Maintains A+ credit rating with Standard & Poors

HACB Goal 8: Adapting to Changes Over Time

Objective 8A: Ensure that new units can adapt to evolving environmental, economic, and demographic changes while meeting current housing demands.

Objective 8B: Regularly evaluate internal processes to identify opportunities for improvement in service delivery, resource allocation, and program administration, while maintaining financial stability for HACB.

Objective 8C: Continue to build a shared understanding of on-ground needs, services and resources available by connecting staff and communities at local forums.

Objective 8D: Identify and capitalize on emerging services and resources.

Objective 8E: Continue to advocate for all types of housing, given the changing housing needs based on demographic shifts.

HACB Progress

- HACB maintains a balanced portfolio.

MEMO

Date: April 8, 2026

To: Resident Advisory Board

From: Sheri Bouvier, Contracts Administrator

Subject: Public Housing - Capital Fund Status Report and 5 Year Action Plan

As of April 8, 2026, the status of HACB Capital Fund construction activity follows:

- Public Housing – Monument Sign Replacement, March 17, 2026 the HACB signed a contract with Visual Impact Signs to install new monument signs at the Rhodes Terrace and Shelton Oaks properties.
- Public Housing – All sites, ongoing. Abatement and replacement of asbestos-containing floor tiles; 167 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 2026

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **Stucco Replacement/Paint Exteriors**– Paint the building exteriors Winston Gardens
- **Roof Replacement** – Replace roofs at select Chico properties
- **Interior Upgrades** – Upgrade to energy efficient lighting fixtures
- **Sewer Lateral Replacement** – replacement damage or deteriorating sewer lateral line at select public housing units
- **Trees/Landscaping** – Tree trimming and removal work Oroville, Gridley properties

Capital Fund 2027

- **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
- **Bathroom Tub/Shower Replacement** – Replace tub and shower enclosures at Gridley and Biggs properties

Capital Fund 2028

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **Kitchen Cabinet Replacement** – Select units, in planning
- **Exterior Lighting Upgrades** – make exterior lighting upgrades amp wide
- **HVAC Replacement** – replace HVAC at Winston Gardens
- **Paint Exteriors**– Paint the building exteriors Chico properties

-

Capital Fund 2029

- **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
- **Trees/Landscaping** – Tree trimming and removal work Oroville, Gridley properties
- **Water Heater Replacement Project**– Oroville, Gridley, Biggs, replace water heaters which have reached the end of their useful life, in planning
- **Environmental Review** – conduct required 5-year environmental review

Capital Fund 2030

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **Bathroom Tub/Shower Remodel** – Select concrete block units, in planning
- **Trees/Landscaping** – Tree trimming and removal work amp wide
- **Site Work/ADA Improvement** – site landscaping, ADA sidewalk improvements
- **HVAC Replacement** – replace HVAC systems at select properties
- **Security Screen Doors** – install security doors and select properties

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		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	BUTTE COUNTY (CA043000001)	\$1,137,513.00	\$1,137,513.00	\$1,137,513.00	\$1,137,513.00	\$1,137,513.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BUTTE COUNTY (CA043000001)			\$1,137,513.00
ID0000478	Relocation Costs(Contract Administration (1480)-Relocation)	Relocate Residents Due to Construction Activities		\$5,000.00
ID0000479	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)-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)	Replace cabinets, countertops, backsplash, appliances, faucets, sinks, paint, flooring, baseboards. Reframing walls, doors, windows.		\$10,000.00
ID0000480	Stucco and Siding (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,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Operations(Operations (1406))	Stucco and other Siding replacements including Painting		\$21,921.00
ID0000481	Operations(Operations (1406))	Operations		\$50,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000482	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$115,000.00
ID0000483	Audit(Contract Administration (1480)-Audit)	Audit		\$2,000.00
ID0000484	VCT Tile Replacement/ Asbestos Abatement (Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Non-Dwelling Interior (1480)-Common Area Flooring)	Replace VCT Tile and remove and abate asbestos containing existing tile and mastic.		\$35,000.00
ID0000485	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)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,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)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm	Site landscaping, ADA, sidewalk replacements		\$10,000.00
ID0000486	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

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000487	Energy Upgrades - Electric Amp Wide(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,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)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace unit light fixtures, panels, wiring and appliances for energy upgardes		\$36,000.00
ID0000488	Energy Upgrades - Building Amp Wide(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)-Balconies-Porches-Railings-etc,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		\$20,000.00
ID0000489	Electric and Low Voltage Upgrades(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Site Work (1480)-Lighting)	Replace and upgrade electrical and low voltage systems		\$20,000.00
ID0000490	Resurface Roads(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,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)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Storm Drainage)	Resurface roads, repave, seal coat, striping, curb gutter and sidewalk replacement.		\$5,000.00
ID0000491	HVAC System (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels)	Replace HVAC systems		\$45,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000492	Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other)	Paint ext. of buildings. Abate lead paint as necessary		\$30,000.00
ID0000493	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
ID0000494	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
ID0000495	Unit Interior ADA Upgrades(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	ADA accessibility improvements to units		\$17,592.00
ID0000496	Window Replacement(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Install replacement windows.		\$10,000.00
ID0000497	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-Dwelling 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)	Laundry Room and Storage Building Improvements and Upgrades		\$20,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000498	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 Water Lines, under slab water leaks, rust or corroded pipes. Reroute pipes		\$6,000.00
ID0000500	Door Replacement(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,Dwelling Unit-Exterior (1480)-Columns and Porches)	Replace Unit Interior, Exterior, Storage and Water Heater Vent Doors.		\$33,000.00
ID0000501	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, security screen doors		\$12,000.00
ID0000502	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
ID0000503	Appliance Upgrade(Dwelling Unit-Interior (1480)-Appliances)	Replace Unit Appliances		\$36,000.00
ID0000505	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 Showers)	Remodel Bathrooms		\$60,000.00
ID0000506	Lead Based Paint Survey and Abatement(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 - identification, testing, removal, enclosure, encapsulation, and replacement, and clearance		\$36,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000510	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
ID0000513	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		\$20,000.00
ID0000514	Replace Water Heaters(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace unit water heaters		\$50,000.00
ID0000515	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, Asbestos Testing and Clearance and Inventory		\$75,000.00
ID0000519	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.		\$5,000.00
ID0000522	Roof, Fascia, Gutter, Downspout Rehab, Roof Anchors(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, Downspouts, Roof Anchors for Fall Protection		\$30,000.00
ID0000524	Asbestos, Lead and Hazardous Materials (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,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)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior	Testing, Abatement and Clearance Testing of Hazardous Materials		\$75,000.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,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)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit - Demolition (1480))			
ID0000525	Security Cameras and Surveillance Systems (Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Other)	Security Cameras and Safety Surveillance Systems		\$20,000.00
ID0000554	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
ID0000563	Community Bldg. Interior and Exterior Remodel(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)-Balconies and	Perform Interior and Exterior Remodel at Community Bldg.		\$10,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	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)			
ID0000598	Landscaping Rehab - Tree Work, Amp Wide(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.		\$10,000.00
ID0000605	Fencing (Dwelling Unit-Site Work (1480)-Curb and Gutter,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,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Site Utilities)	Replace site fencing and in front and back yards as needed.		\$15,000.00
ID0000609	Water Intrusion Mitigation and Remediation (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,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)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,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,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,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	Water intrusion mitigation and remediation covers cleaning, drying, sanitizing and repairing. Mold remediation.		\$10,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(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)-Administrative Building,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)-Day Care Center,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Family Investment Center,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)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)			
ID0000610	Smoke Detectors and CO Detectors (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other)	Replace Smoke Detectors and CO Detectors		\$5,000.00
ID0000611	Install Solar Panels(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Exterior (1480)-Carpports -Surface Garage)	Install solar panels for common area electrical system.		\$10,000.00
ID0000612	Replace and Upgrade Existing Property Site Signage(Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)	Replace and Upgrade Existing Property Site Signage		\$10,000.00
ID0000620	Site Security (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Lighting,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)-Striping,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,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	Perimeter fencing, access control gates, LED Lighting upgrade, deadbolt locks, electronic locks, security window screens, security door screens		\$5,000.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	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)-Day Care Center,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Family Investment Center,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)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)			
ID0000621	Gas Distribution Systems Upgrade(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities)	upgrade gas distribution system, including normal excavation and backfill, piping, valves and boxes, curb and boxes, drip pots, regulators and master meter installations		\$5,000.00
ID0000624	Flooring Replacement Non Routine(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Replacement of VCT and Carpet Flooring - Non Routine		\$2,000.00
	Subtotal of Estimated Cost			\$1,137,513.00

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Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BUTTE COUNTY (CA043000001)			\$1,137,513.00
ID0000499	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
ID0000509	Landscape Replacement(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Electric Distribution,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)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace common area landscape and lighting		\$20,000.00
ID0000526	Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other)	Paint ext. of buildings. Abate lead paint as necessary		\$41,921.00
ID0000527	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		\$20,000.00
ID0000528	Windows Replacement(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Install replacement windows.		\$12,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000529	Operations(Operations (1406))	Operations		\$200,000.00
ID0000530	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Software and Training needed for capital fund managment		\$5,000.00
ID0000531	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$115,000.00
ID0000532	Audit(Contract Administration (1480)-Audit)	Audit		\$2,000.00
ID0000533	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.		\$36,000.00
ID0000534	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.		\$26,000.00
ID0000535	Site Work/ Landscaping/ADA (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Site landscaping, ADA, sidewalk replacements		\$15,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000536	Appliance Upgrade- Amp Wide(Dwelling Unit-Interior (1480)-Appliances)	Replace Unit Appliances (60)		\$36,000.00
ID0000537	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 Showers)	Remodel Bathrooms		\$75,000.00
ID0000538	Energy Upgrades - Building Amp Wide(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,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)	Replace building components for energy upgrade		\$48,000.00
ID0000539	HVAC System(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace HVAC systems		\$50,000.00
ID0000540	Unit Interior ADA Upgrades(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	ADA accessibility improvements to units		\$12,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000541	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)-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
ID0000543	Relocation Costs(Contract Administration (1480)-Relocation)	Relocate Residents Due to Construction Activities		\$10,000.00
ID0000544	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
ID0000545	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
ID0000546	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
ID0000547	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

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000548	HVAC System(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace HVAC systems		\$50,000.00
ID0000549	Site Signage(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
ID0000550	Water Intrusion Mitigation and Remediation (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,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)	Water intrusion mitigation and remediation covers cleaning, drying, sanitizing and repairing. Mold remediation.		\$23,000.00
ID0000572	Energy Upgrades - Electric Amp Wide(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,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)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace unit light fixtures, panels, wiring and appliances for energy upgardes		\$30,000.00
ID0000599	Landscaping Rehab - Tree Work, Amp Wide(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.		\$10,000.00
ID0000602	Interior Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Paint Interior of buildings. Abate lead paint as necessary		\$30,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BUTTE COUNTY (CA043000001)			\$1,137,513.00
ID0000521	HVAC System(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace HVAC systems		\$60,000.00
ID0000551	Appliance Upgrade Amp Wide(Dwelling Unit-Interior (1480)-Appliances)	Replace Unit Appliances (70)		\$10,000.00
ID0000552	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)-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)-Plumbing)	Remodel kitchen and replace unit cabinets and counter top systems		\$60,000.00
ID0000553	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.		\$81,921.00
ID0000555	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		\$16,000.00
ID0000557	Install 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-	Install solar panels for common area electrical system.		\$20,000.00

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	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)			
ID0000558	Roof, Fascia, Gutter, Downspout Rehab, Roof Anchors(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, Downspouts and Roof Anchors		\$25,000.00
ID0000559	Unit Interior ADA Upgrades(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	ADA accessibility improvements to units		\$30,000.00
ID0000560	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.		\$70,000.00
ID0000561	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.		\$75,000.00
ID0000562	Resurface Roads(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping)	Resurface roads, repave, seal coat, striping, curb gutter and sidewalk replacement.		\$40,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000564	VCT Tile Replacement/ Asbestos Abatement (Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace VCT Tile and remove and abate asbestos containing existing tile and mastic.		\$50,000.00
ID0000565	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
ID0000566	Operations(Operations (1406))	Operations		\$50,000.00
ID0000567	Relocation Costs(Contract Administration (1480)-Relocation)	Relocate Residents Due to Construction Activities		\$10,000.00
ID0000568	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Software and Training needed for capital fund managment		\$5,000.00
ID0000569	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$115,000.00
ID0000570	Audit(Contract Administration (1480)-Audit)	Audit		\$2,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000571	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
ID0000574	Energy Upgrades - Building Amp Wide(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical,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)-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)	Replace building components for energy upgrade		\$50,000.00
ID0000575	Smoke Detectors and CO Detectors (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		\$5,000.00
ID0000576	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.		\$50,000.00
ID0000578	Site Security (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	Perimeter fencing, access control gates, LED Lighting upgrade, deadbolt locks, electronic locks, security window screens, security door screens		\$45,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	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,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)			
ID0000579	Landscape Replacement(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,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting)	Replace common area landscape and lighting		\$20,000.00
ID0000600	Stucco and Siding (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,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)-Landings and Railings,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Stucco and other Siding replacements including Painting		\$27,592.00
ID0000603	Interior Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Paint Interior of buildings. Abate lead paint as necessary		\$30,000.00
ID0000615	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		\$50,000.00
ID0000618	Asbestos, Lead and Hazardous Materials (Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,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)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non	Testing, Abatement and Clearance Testing of Hazardous Materials		\$50,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BUTTE COUNTY (CA043000001)			\$1,137,513.00
ID0000511	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		\$35,000.00
ID0000517	Relocation Costs(Contract Administration (1480)-Relocation)	Relocate Residents Due to Construction Activities		\$10,000.00
ID0000518	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Software Materials and Training needed for capital fund managment		\$5,000.00
ID0000520	Appliance Upgrade (Dwelling Unit-Interior (1480)-Appliances)	Replace Selected Unit Appliances		\$20,000.00
ID0000580	Operations(Operations (1406))	Operations		\$40,000.00
ID0000581	Administration(Administration (1410)-Salaries)	Administration		\$115,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000582	Audit(Contract Administration (1480)-Audit)	Audit		\$2,000.00
ID0000583	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs associated with Architectural, Engineering, Permits, City and County fees.		\$100,000.00
ID0000584	VCT Tile Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace VCT Tile and remove and abate asbestos containing existing tile and mastic		\$30,000.00
ID0000585	Roof Replacement(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Replace Roof, Fascia, Vents, Gutter and Downspouts		\$250,000.00
ID0000586	Unit Interior ADA Accessibility Improvements (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	ADA Accessibility Improvements to Units		\$175,000.00
ID0000587	Water Heater Replacement(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Plumbing)	Replace Water Heaters		\$55,991.00
ID0000588	Site Work/Landscaping(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)-Lighting,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 Site Work, Sidewalk Replacement, Signage, Striping		\$50,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BUTTE COUNTY (CA043000001)			\$1,137,513.00
ID0000504	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.		\$31,921.00
ID0000507	Unit Interior ADA Upgrades(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	ADA accessibility improvements to units		\$65,000.00
ID0000508	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)	stucco, Siding including painting.		\$38,592.00
ID0000512	Landscape Replacement(Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,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)	Replace common area landscape and lighting		\$50,000.00
ID0000516	Audit(Contract Administration (1480)-Audit)	Audit		\$2,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000542	Windows Replacement (Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Siding)	Install replacement windows.		\$50,000.00
ID0000556	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
ID0000573	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 Showers)	Remodel Bathrooms, replace tub and shower combos, toilets, sinks, faucets, shower heads		\$60,000.00
ID0000577	Community Bldg. Interior and Exterior Remodel(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Interior (1480)-Mechanical,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 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)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Perform Interior and Exterior Remodel at Community Bldg.		\$250,000.00
ID0000592	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Administration		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000593	Operations(Operations (1406))	OPerations		\$10,000.00
ID0000594	Managment 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
ID0000595	Relocation Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	Relocate Residents Due to Construction Activities		\$10,000.00
ID0000596	VCT Tile Replacement/ Asbestos Abatement (Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace VCT Tile and remove and abate asbestos containing existing tile and mastic.		\$50,000.00
ID0000597	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)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,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)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm	Site landscaping, ADA, sidewalk replacements		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000601	HVAC System(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Interior Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Replace HVAC systems		\$60,000.00
ID0000604		Paint Interior of buildings. Abate lead paint as necessary		\$65,000.00
ID0000606	Fencing (Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Replace site fencing and in front and back yards as needed.		\$60,000.00
ID0000607	Screen Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Install screen doors at units, security screen doors		\$10,000.00
ID0000608	Water Intrusion Mitigation and Remediation (Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,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)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports - Surface Garage,Dwelling Unit-Exterior (1480)-Columns	Water intrusion mitigation and remediation covers cleaning, drying, sanitizing and repairing. Mold remediation.		\$60,000.00
ID0000613	Site Signage(Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Signage)	Replace and Upgrade Existing Property Site Signage		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000616	Exterior Lighting Upgrades(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Lighting)	Install Upgraded Exterior Lighting		\$70,000.00
ID0000617	Asbestos, Lead and Hazardous Materials (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,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)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,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,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,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)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit - Demolition (1480))	Testing, Abatement and Clearance Testing of Hazardous Materials		\$60,000.00
ID0000619	Site Security (Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work	Perimeter fencing, access control gates, LED Lighting upgrade, deadbolt locks, electronic locks, security window screens, security door screens		\$50,000.00

April 13, 2026

MEMORANDUM

To: HACB Board of Commissioners

From: Tamra C. Young, Deputy Executive Director
Marysol Perez, Executive Assistant
Angie Little, Rental Assistance Programs Manager
Juan Meza, Public Housing Manager
Sheri Bouvier, Contracts Administrator

Subject: 2026 Draft Agency Documents

- Annual Agency Plan
- Annual and Five-Year (rolling) Capital Fund Plans
- Section 8 Administrative Plan (AP)
- Public Housing Admissions and Continued Occupancy Policy (ACOP)
- FSS Action Plan

As a public agency administering the HUD Public Housing and Section 8 Housing Choice Voucher programs, HACB is required to submit to HUD applicable agency and administrative plan documents 75 days prior to the end of the HACB's fiscal year. Resident Advisory Board (RAB) meeting(s) and solicitation of public comment are an integral part of the plan review process. This year, the plans, including any revisions, must be approved at the June Meeting of the Board in order to meet the HUD submission deadline. Below is a summary of important dates:

DATE	REQUIRED ACTION
04/08/2026	Resident Advisory Board meeting held
<i>04/16/2026</i>	<i>Draft approval by HACB Board</i>
04/16 – 06/5/2026	Required 45-day Review Period - Documents available for public comment.
06/05/2026	Comments, if any, due to HACB, for inclusion in draft presented to Board
<i>06/18/2026</i>	<i>Public Hearing; Final approval by HACB Board</i>
10/01/2026	Effective date of documents

The draft Agency Annual Plan, Public Housing Capital Fund Plan, Section 8 Admin Plan, Public Housing ACOP, and FSS Action Plan, as redlined documents, can be found on the Dropbox site and the HACB website at www.butte-housing.com.

Recommendation: Receive draft documents (draft revised Agency Annual Plan, Capital Fund Plan, Section 8 Admin Plan, Public Housing ACOP, and FSS Action Plan), authorize publication of Public Notice for public review and comment (minimum 45 days required), and schedule Public Hearing for receipt of comment and final adoption of documents on June 18, 2026.

NOTICE
(45 DAY REVIEW PERIOD)

HOUSING AUTHORITY OF THE COUNTY OF BUTTE (HACB)

- ✓ ANNUAL AGENCY PLAN
- ✓ SECTION 8 - ADMINISTRATIVE PLAN
- ✓ FSS ACTION PLAN
- ✓ PUBLIC HOUSING - ADMISSIONS & CONTINUED OCCUPANCY
POLICY

The above-mentioned documents are available for review until June 18th from the HACB website at www.butte-housing.com or HACB office at 2039 Forest Avenue, Chico during normal business hours. You may also request a copy of these documents by calling Marysol Perez at (530) 895-4474 ext. 210.

The Board of Commissioners will consider adoption of these plans at 2:00 p.m. on June 18th, 2026 at 2039 Forest Avenue, Chico.

June 11, 2026

MEMO

To: HACB Board of Commissioners

From: Tamra C. Young, Deputy Executive Director
Angie Little, Rental Assistance Programs Manager
Marysol Perez, Executive Assistant

Subject: Board Adoption:

- 2026-27 One-Year Agency Plan
- Annual and Five-Year (rolling) Capital Fund Plans
- Public Housing Admissions and Continued Occupancy Policy (ACOP)
- Section 8 Administrative Plan (Admin Plan)
- FSS Action Plan

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

- April 8th – HACB conducted a Resident Advisory Board/Capital Fund Public Hearing, inviting sixty (60) Public Housing and Section 8 participants. Only one (1) S8 participants attended.
- April 16th – HACB Board of Commissions adopted draft documents, and the required 45-day review Public Comment period was opened.

HACB Draft Agency Documents

There were no comments received for any of the proposed documents, as identified above, during the 45-day review period.

Section 8 Admin Plan

HACB did however make an edit to the Section 8 Admin Plan. The PBV wait list preferences by development which used to be in Exhibit 17-1 (deleted in the April 2026 draft) have been moved to pages 17-48 and 17-49, under PBV wait list management.

Therefore, subject to public comment at the Board meeting, if any, we are recommending adoption of these documents, with the above recommended changes incorporated.

Recommendation: Hold Public Hearing, opening and closing meeting for public comment on the documents being considered. Receive and file final documents (Annual Agency Plan, Capital Fund Plan, Public Housing ACOP, Section 8 Admin Plan and FSS Action Plan) in accordance with the recommendations above, and response to comment received, by means of adoption of Resolutions No. 4994, 4995 and 4996.