



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Stanislaus Regional Housing Authority will make available for public inspection the Public Housing Authority (PHA) Annual Plan covering fiscal year 2025-2026. The PHA's Annual Plan and supporting documents can be viewed at the following location:

Stanislaus Regional Housing Authority's website: www.stanregionalha.org

The review period will begin from the published date of this Notice of June 2, 2025 to the Public Hearing date of July 17, 2025, thereby satisfying the 45-day Federal requirement for review and receipt of public comment.

A public hearing will be held to receive comments on **Thursday, July 17, 2025 at 5:30p.m.** at the following location:

**Stanislaus Regional Housing Authority
1612 Sisk Road
Modesto, CA 95350**

All persons having comments on this document will be afforded the opportunity to state their comments. Written comments can be addressed to:

Stanislaus Regional Housing Authority
PHA Plan
P.O. Box 581918
Modesto, CA 95358-0033

Attn: Genie de Freitas, Administrative Analyst
gdefreitas@stanregionalha.org
(209) 557-2053

If a Reasonable Accommodation is needed, please contact Genie de Freitas at 209-557-2053, seventy-two (72) hours prior to the Public Hearing date.





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AVISO PÚBLICO

MEDIANTE LA PRESENTE SE DA AVISO que la Autoridad Regional de Vivienda de Stanislaus pondrá a disposición para inspección pública el Plan Anual de PHA que abarca el año fiscal 2025-2026. El Plan Anual de PHA y los documentos de respaldo se pueden ver en la siguiente ubicación:

Sitio web de la Autoridad Regional de Vivienda de Stanislaus: www.stanregionalha.org

El período de revisión comenzará desde la fecha de publicación de este Aviso, el 2 de junio de 2025, hasta la fecha de la Audiencia Pública, el 17 de julio de 2025, cumpliendo así con el requisito federal de 45 días para la revisión y recepción de comentarios públicos.

Se celebrará una audiencia pública para recibir comentarios el **jueves 17 de julio de 2025 a las 5:30p.m.** en la siguiente ubicación:

Autoridad Regional de Vivienda de Stanislaus
1612 Sisk Road
Modesto, CA 95350

Todas las personas que tengan comentarios sobre este documento tendrán la oportunidad de presentarlos. Los comentarios por escrito pueden dirigirse a:

Autoridad Regional de Vivienda de Stanislaus
PHA Plan
P.O. Box 581918
Modesto, CA 95358-0033

Atención: Genie de Freitas, Administrative Analyst
gdefreitas@stanregionalha.org
(209) 557-2053

Si necesita una adaptación razonable, comuníquese con Genie de Freitas al 209-557-2053 setenta y dos (72) horas antes de la fecha de la Audiencia Pública.



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: _____ PHA Code: _____ PHA Type: ☐ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____ Total Combined Units/Vouchers _____ 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. Available at: Main Administrative Office – 1612 Sisk Rd, Modesto California 95350 Westley/Patterson Office - 456 Eureka Street Patterson, CA 95363 PHA Website – www.stanregionalha.org

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

DECONCENTRATION POLICY

STANISLAUS REGIONAL HOUSING AUTHORITY will achieve deconcentration of poverty and income-mixing in CA026-3, Modesto (the only “affected complex”) by either bringing higher or lower income families into the complex whenever the average rent for CA026-3 deviates 15% or more from the current average rent determined for all other STANISLAUS REGIONAL HOUSING AUTHORITY complexes. The designation of “Lower Income” will apply when the average rent for this complex falls below 85% of the average rent for all other Housing Authority complexes. The designation of “Higher Income” will occur when the average rent exceeds 115% of the average rent for all other STANISLAUS REGIONAL HOUSING AUTHORITY complexes.

STANISLAUS REGIONAL HOUSING AUTHORITY, in implementing its deconcentration efforts, will not impose or require any specific income or racial quota for any of its complexes. To implement the Deconcentration Policy STANISLAUS REGIONAL HOUSING AUTHORITY may, at some point in time, skip families on the waiting list to reach other families with an applicable lower or higher income. The skipping of families will be accomplished in a uniform and non-discriminating manner.

DECONCENTRATION INCENTIVES

The Housing Authority will offer the following incentives to families, either higher or lower income to encourage them to accept housing in the development when it has been designated either “Higher or Lower Income” and only when the family’s income would help meet deconcentration or income targeting requirements for the development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner. Incentives include, but are not limited to:

- The offer of a larger sized unit than the family would normally qualify for (maximum of one additional bedroom).
- The reduction of the “one year residency requirement” in the PHA’s transfer policy to a six-month period.
- Preference under any Transfer Policy categories that the family may later qualify for.
- The option to credit two hours weekly to meeting community service requirements for lawn maintenance performed by the family that is required in their own yard areas.
- Preference in any PHA-sponsored Family Self-Sufficiency Program that the family may qualify for, including IDA and home-ownerships opportunities.

The Incentives referred to above will be made available by STANISLAUS REGIONAL HOUSING AUTHORITY only in a manner that allows for each eligible family to have the sole discretion in determining whether to accept the incentive.

STANISLAUS REGIONAL HOUSING AUTHORITY shall not take any adverse action toward any eligible family for choosing not to accept an incentive and occupancy of an offered complex. The skipping of a family on a waiting list to reach another family to implement the policy under this section shall not be considered an adverse action and shall not be contestable.

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.

Planned Activities

Modernization – Currently exploring potential units for approved vacancies for modernization

Demolitions/Disposition – Currently exploring potential demolition and disposition with consultants

Homeownership – Applying for HUD authorization to start an HCV Homeownership Program

Conversion of PH to tenant based/project based – Currently exploring potential conversion of PH units with consultants

Project-based Vouchers – Continue to project base vouchers in opportunity zones to assist with deconcentration efforts as opportunities come available

Project-Based Vouchers – The Stanislaus Regional Housing Authority will non-competitively award two Section 8 project-based voucher (“PBV”) HAP contracts to the Riverbank Housing Authority’s 90-unit public housing property once it converts to Section 8 under the RAD/Section 18 Small PHA Blend. The RAD PBV HAP contract will be for 18 units and the Section 18 PBV HAP contract will be for 72 units.

The Stanislaus Regional Housing Authority (Stan Regional) will be disposing of 90 units/60 buildings under the Section 18 Disposition Program for Scattered Site Units in accordance with Notice PIH 2024-40. The units/properties will be sold to Great Valley Housing, a nonprofit affiliate of Stan Regional. Stan Regional will receive Tenant Protection Voucher funding and will project-base the funding back on the Scattered Site properties under a Section 8 Project-Based Voucher HAP Contract. Minor repairs are being completed in connection with the conversion from public housing to Section 8. A list of all properties/units can be found in Attachment A.

Stan Regional plans to develop 72 units of affordable housing under the Public Housing Mixed Finance Program on the 1500 Block of Robertson Road, Modesto, CA. Thirty-five units will be Restore Rebuild units – Faircloth authority converted to RAD Section 8 PBVs.

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. PHA GOAL: Depending on the availability of federal and state funding, increase the inventory of affordable rental housing within the jurisdiction of the Stanislaus Regional Housing Authority for extremely low to moderate income households. HCV Program – Apply for additional rental vouchers: If federal funding becomes available, expand the inventory of rental housing vouchers by 5% over the next 5 years. Progress: Stan Regional has increased the voucher program size from 4960 to 4980 in FY 2024. Stan Regional will continue to seek additional increases to the voucher program as HUD makes available. Development – Leverage private or other public funds (as available) to create additional housing opportunities and develop or acquire 500 affordable housing units over the next five years. Progress: Stan Regional has developed/acquired or leased for the first time: Walker Pointe 20 units, Central Valley Homes 38 units , 1612 Apartments 144 units (summer 2025) totaling 202 units. Development – Collaborate with local partners to create affordable housing. Progress: Stan Regional seeks partnerships within its jurisdictions to develop and expand affordable housing. PHA Goal: Increase assisted housing choices. Housing Choice Voucher Program – Continue to maintain the 2-tiered Payment Standard to ensure families have the ability to locate affordable housing in less poverty concentrated neighborhoods. Increase Payment Standards as allowed by regulations to assist households in attaining private market rental units. Progress: HCV has a 2-tiered Payment Standard to ensure families have the ability to locate affordable housing in less poverty concentrated neighborhoods and payment standards are above the published Fair Market Rents. Housing Choice Voucher Program – Continue to expand upon existing marketing and outreach efforts to attract new landlord participants to the Housing Choice Voucher Program. Progress: Stan Regional is offering new portal options for landlords. More features expected to roll out in 2025/2026. Public Housing – Continue efforts of Stan Regional’s Lease to Purchase Homeownership Program for low-income households in Stanislaus County. Progress: Stan Regional continues corresponding with HUD and other Housing Finance Agencies to develop a Lease to Purchase Homeownership Program for Public Housing Residents in Stanislaus County. PHA Goal: Optimize resources to improve efficiencies in programs, systems, and communications with stakeholders. PH and HCV Program – Leverage software products to provide applicants, participants and landlords with user accounts to apply on waitlists, view account information, and other communications. Progress: Stan Regional successfully released the applicant portal and opened it’s first waitlist on the portal. Landlord Portal is open and enrollment is underway. More features of the portals will be launched in late 2025 and through 2026. PH and HCV Program – Maintain High Performer Status in both PH and HCV program and continue efforts for SEMAP and PHAS high scores. Progress: Stan Regional maintained high scores and is on track to attain High Performer status and PHAS scores in the next reporting period. Administration – Periodically review internal systems to identify gaps in systems to facilitate cost-effectiveness and operational efficiency Progress: Stan Regional continues to seek streamlined process and improve it’s deliver of services.
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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. CA026 2025-2029 5 YAP in EPIC approved 5/30/2025
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:
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.

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 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:

Attachment A:

	Unit #	Address	City	APN	Year Built	Unit Type	BR Size
1	00002	1930 Pleasant Ave	Ceres	127-029-036-000	1961	SFH	4
2	00723	2032 Pleasant Ave	Ceres	127-029-042-000	1961	SFH	3
3	00712	3052 6th Street	Ceres	127-019-007-000	1961	SFH	3
4	00713A	2455 Park Street	Ceres	127-019-007-000	1967	Duplex	3
5	00713B	2459 Park Street	Ceres	127-019-007-000	1967	Duplex	3
6	00708A	2559 Park Street	Ceres	127-019-040-000	1967	Duplex	3
7	00708B	2555 Park Street	Ceres	127-019-040-000	1967	Duplex	3
8	00709	3044 8th Street	Ceres	127-019-037-000	1961	SFH	3
9	00710	3045 9th Street	Ceres	127-019-037-000	1961	SFH	4
10	00715	3221 6th Street	Ceres	127-020-003-000	1961	SFH	4
11	00714	3229 6th Street	Ceres	127-020-003-000	1961	SFH	3
15	00717	3237 8th Street	Ceres	127-020-024-000	1961	SFH	3
16	00716	2535 Roeding Road	Ceres	127-020-024-000	1961	SFH	3
17	00711	3423 9th Street	Ceres	127-025-003-000	1961	SFH	3
18	00722	2034 Hackett Road	Ceres	127-029-014-000	1961	SFH	3
19	00721	2040 Hackett Road	Ceres	127-029-014-000	1961	SFH	4
20	01001A	2018 Tully Road	Hughson	059-035-029-000	1976	Duplex	3
21	01001B	2020 Tully Road	Hughson	059-035-029-000	1976	Duplex	3
28	01010A	2060 2nd Street	Hughson	018-032-055-000	1976	Duplex	4
29	01010B	2062 2nd Street	Hughson	018-032-055-000	1976	Duplex	4
30	01011A	2066 2nd Street	Hughson	018-032-056-000	1976	Duplex	4
31	01011B	2068 2nd Street	Hughson	018-032-056-000	1976	Duplex	4
32	01012A	2119 3rd Street	Hughson	018-034-019-000	1976	Duplex	2
33	01012B	2121 3rd Street	Hughson	018-034-019-000	1976	Duplex	2
34	01013	2206 3rd Street	Hughson	018-036-034-000	1976	SFH	2
35	01014	2218 3rd Street	Hughson	018-036-032-000	1976	SFH	2
36	01015	2055 4th Street	Hughson	018-033-015-000	1976	SFH	3
37	01016	2061 4th Street	Hughson	018-033-014-000	1976	SFH	4
38	01017	2067 4th Street	Hughson	018-033-013-000	1976	SFH	3
39	01618	2118 4th Street	Hughson	018-035-021-000	1976	SFH	4
40	01022	2607 5th Street	Hughson	018-051-015-000	1976	SFH	4
41	01023	2625 5th Street	Hughson	018-051-012-000	1976	SFH	4
42	01024	2000 6th Street	Hughson	018-033-079-000	1976	SFH	3
43	01025	2006 6th Street	Hughson	018-033-079-000	1976	SFH	3
44	01026	2012 6th Street	Hughson	018-033-079-000	1976	SFH	3
45	01027	2061 7th Street	Hughson	018-033-066-000	1976	SFH	3
46	01028	2067 7th Street	Hughson	018-033-065-000	1976	SFH	3
47	01734A	2312 Conant Ave Apt A	Modesto	005-055-054-000	1982	Duplex	3
48	01734B	2312 Conant Ave Apt B	Modesto	005-055-054-000	1982	Duplex	3
49	01735A	2312 Conant Ave Apt C	Modesto	005-055-054-000	1982	Duplex	2
50	01735B	2312 Conant Ave Apt D	Modesto	005-055-054-000	1982	Duplex	2

51	02610A	1719 Randazzo Avenue	Modesto	060-040-026-000	1979	Duplex	3
52	02609B	1717 Randazzo Avenue	Modesto	060-040-026-000	1979	Duplex	3
53	02608A	1711 Randazzo Avenue	Modesto	060-040-028-000	1979	Duplex	3
54	02607B	1709 Randazzo Avenue	Modesto	060-040-028-000	1979	Duplex	3
55	02606A	1703 Randazzo Avenue	Modesto	060-040-030-000	1979	Duplex	3
56	02605B	1701 Randazzo Avenue	Modesto	060-040-030-000	1979	Duplex	3
57	02604A	1622 Randazzo Avenue	Modesto	060-040-006-000	1979	Duplex	3
58	02603B	1620 Randazzo Avenue	Modesto	060-040-006-000	1979	Duplex	3
59	02602	1614 Randazzo Avenue	Modesto	060-040-004-000	1979	Duplex	3
60	02601	1612 Randazzo Avenue	Modesto	060-040-004-000	1979	Duplex	3
61	02621	235 Melrose Avenue	Modesto	111-008-004-000	1985	Duplex	3
62	02620	233 Melrose Avenue	Modesto	111-008-004-000	1985	Duplex	3
63	02625	703 Brighton Avenue	Modesto	032-012-018-000	1990	Duplex	3
64	02624	701 Brighton Avenue	Modesto	032-012-018-000	1990	Duplex	3
65	02623	528 Toro Road	Modesto	030-012-018-000	1991	Duplex	3
66	02622	900 Marshall Avenue	Modesto	030-012-018-000	1991	Duplex	3
67	02701B	2408 Temescal Drive	Modesto	077-019-004-000	1988	Duplex	3
68	02701A	2800 Windsong Avenue	Modesto	077-019-004-000	1988	Duplex	3
69	02702A	1504 Lynne Renee Court	Modesto	056-064-022-000	1988	Duplex	3
70	02702B	1506 Lynne Renee Court	Modesto	056-064-022-000	1988	Duplex	3
71	02704A	600 California Avenue	Modesto	030-012-040-000	1991	Duplex	3
72	02704B	801 Marshall Avenue	Modesto	030-012-040-000	1991	Duplex	3
73	02703B	532 California Avenue	Modesto	030-012-012-000	1991	Duplex	3
74	02703A	800 Marshall Avenue	Modesto	030-012-012-000	1991	Duplex	3
75	02705B	600 Stratton Avenue	Modesto	030-012-029-000	1991	Duplex	3
76	02705A	909 Marshall Avenue	Modesto	030-012-029-000	1991	Duplex	3
77	02706A	700 Marni Way	Modesto	030-008-045-000	1987	Duplex	3
78	02706B	701 Spencer Avenue	Modesto	030-008-045-000	1987	Duplex	3
79	02707B	2512 Tully Road	Modesto	059-009-003-000	1977	Duplex	3
80	02707A	2510 Tully Road	Modesto	059-009-003-000	1977	Duplex	3
81	02708	713 Mamilane	Modesto	037-059-046-000	1991	SFH	3
82	02709B	3502 Penridge Court	Modesto	054-033-048-000	1979	Duplex	3
83	02709A	3500 Penridge Court	Modesto	054-033-048-000	1979	Duplex	3
84	02720	1428 Fara Biundo Drive	Modesto	070-004-066-000	1988	SFH	3
85	02714	4108 Goldust Drive	Modesto	070-004-075-000	1988	SFH	3
86	02716	4113 Nugget Drive	Modesto	070-004-057-000	1988	SFH	3
87	02715	4112 Nugget Drive	Modesto	070-003-048-000	1988	SFH	3
88	02718	4132 Nugget Drive	Modesto	070-003-053-000	1988	SFH	3
89	02719	4136 Nugget Drive	Modesto	070-003-054-000	1988	SFH	3
90	02713	4124 Fara Biundo Drive	Modesto	070-002-066-000	1988	SFH	3

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and Number of HCVs, PHA Plan Submission Type,** and the **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section.

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

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no" (24 CFR 903.7).

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)). Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements (24 CFR 903.7(b)). Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists (24 CFR 903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing (24 CFR 903.7(b)).

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA (24 CFR 903.7(e)).

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants (24 CFR 903.7(f)).

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR 903.7(l)). Provide a description of: (1) Any programs relating to services and amenities provided or offered to assisted families; and (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS (24 CFR 903.7(l)).

☐ **Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities (24 CFR 903.7(m)). Note: All coordination and activities must be consistent with federal civil rights obligations. A description of: (1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to survivors of domestic violence, dating violence, sexual assault, or stalking; (2) Any activities, services, or programs provided or offered by a PHA that helps survivors of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and (3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance survivor safety in assisted families (24 CFR 903.7(m)(5)).

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing (24 CFR 903.7(n)).

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory (24 CFR 903.7(q)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH 2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Choice Neighborhoods Grants.** (1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

☐ **Modernization or Development (Conventional & Mixed-Finance).** (1) A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).

☐ **Demolition and/or Disposition.** With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted, or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: (1) development name and number; (2) designation type; (3) application status; (4) date the designation was approved, submitted, or planned for submission; (5) the number of units affected and (6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation (24 CFR 903.7(i)(c)).

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) an analysis of the projects or buildings required to be converted under Section 33; and (3) a statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty day notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. (See additional guidance on HUD's website at: Notice PIH-2021-35 (24 CFR 960.503) (24 CFR 903.7(b)).

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency

may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: Notice PIH 2021-35. (24 CFR 960.505) (24 CFR 903.7(b))
NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: Notice PIH 2009-21 and Notice PIH-2017-03 (24 CFR 903.7(e)).

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.7(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR 903.15). **Note:** A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A" (24 CFR 903.9).

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.



SCHEDULE OF CHARGES

The charges listed below are for maintenance items and for damages to the apartment or property that are above and beyond normal wear and tear deemed to be Tenant responsibility. Tenants will be charged for the repairs and replacement if it is due to failure to maintain, misuse, or negligence. Normal wear and tear is determined by the and covered at the Owner/Landlord expense.

Tenants may repair or replace items noted below at their own expense, but repairs and new fixtures must be at the minimum specifications or condition at move-in or prior to the repair. Inadequate repairs or replacement may still result in tenant charges or security deposit deductions.

Tenants will be charged for labor, to be billed in 15-minute increments, plus the cost of materials to restore the damage to a functional condition. Tenants will also be charged for contractor calls when the issue is tenant-caused, tenant fails to show up at times specifically requested by the Tenant, and for service calls including, but not limited to, lock outs, garbage clean up, landscaping, and etc.

Labor Charges

Code	Description	Charge
maintemp	employee hourly labor	66.00
maintemp	empl after-hours labor at 1.5 regular rate	99.00
maint	contractor (invoice + 1/4 hr labor for handling)	TBD
Housekeeping	Vacancy Condition	Charge
Janitorial	Excellent: tenant cleaned unit as good as it was when tenant moved-in	N/C
	Good: tenant cleaned unit but wasn't as good as it was at move-in	132.00
	Fair: tenant didn't clean at move-out	264.00
	Poor: tenant did not maintain housekeeping and didn't clean at move-out	396.00
Garbage	No garbage/debris left in unit at move-out	N/C
	Garbage/debris left in unit at move-out	132.00
Lawn care	Lawn was maintained during tenancy	N/C
	Lawn was not maintained during tenancy	264.00

Material Charges

Code	Description	Charge
appl0001	Freezer Door Gasket	68.84
appl0002	Refrigerator Door Gasket	85.22
appl0003	shelf keepers (special order)	0.00
appl0004	refrigerator door handle (special order)	71.39
appl0005	Misc appliance parts (special order)	TBD
appl0006	Refrigerator Evap motor	72.67
appl0007	refrigerator 16 Cubic inch	759.05
appl0008	refrigerator 18 Cubic inch	787.55
appl0009	Dishwasher	429.00
appl0010	Dishwasher Install kit	25.49
appl0011	Range Clean	6.38
appl0012	Range Hood 30 inch	142.40
appl0013	Range Hood 36 inch	111.20
appl0014	7 in round dampner	16.26
appl0015	Hood Fan Filter (8-3/4 x 10-1/2 x 3/32)	10.63
appl0016	Hood Fan Assembly	77.60
appl0017	Range Knobs	9.69
appl0018	Range Burner Double Gas	41.59
appl0019	Range Oven Rack 30	55.99
appl0020	Range Oven Control Gas	154.86
appl0021	Range Oven Control Electric	102.50
appl0022	Range Inf. Switch	31.99
appl0023	Range Gas Broiler Pan	23.19
appl0024	Range Elec. Broiler Pan	27.19
appl0025	Range Stove top Grate	18.39

appl0026	Top Burner Grate / Gas	24.79
appl0027	Range Burner (small)	17.19
appl0028	Range Burner (large)	20.39
appl0029	Range Electric 30	619.00
appl0030	Range Gas 30	649.00
appl0031	Gas line (48" range gas line)	39.95
appl0032	Anti-Tip Chain Kit	18.39
appl0033	Elec range Drip pan (large)	3.33
appl0034	Elec range Drip Pan small	3.01
appl0035	Frigidaire replace refrgerator 18 Cubic inch	759.05
appl0036	sm. Microwave	54.00
appl0037	lg. over-the-range microwave	267.03
appl0038	stack washer/dryer	1371.43
appl0039	all-in-one washer/dryer combo	1383.52
appl0040	Elec Range EAKLOHOP (Riverbank)	662.64
bath0001	large medicine Cabinet 16x26	67.31
bath0002	small medicine Cabinet 16x24	73.34
bath0003	Toilet Paper Holder	4.83
bath0004	Toilet Paper Spindle	3.64
bath0005	Toilet Seat (Elongated)	95.99
bath0006	Toilet Seat (Regular)	14.66
bath0007	Toilet Tank Lid	10.79
bath0008	Tub/Shower Stopper (Fit-all)	1.71
bath0009	Tub/Shower (toe-stopper)	13.67
bath0010	Towel Bar	9.89
bath0011	Towel bar Holder	22.49
bath0012	Tub/Shower Curtain Rod	14.29
bath0013	Toilet Standard	148.99
bath0014	Toilet ADA Round	148.49
bath0015	Toilet in-a-box ADA Elongated	143.99
bath0016	Standard Toilet Bowl	142.20
bath0017	Standard Toilet Tank	125.14
bath0018	wax ring w/sleeve	6.38
bath0019	wax ring no sleeve	2.13
bath0020	toilet flange (in floor)	26.31
bath0021	toilet flange repair kit	20.06
bath0022	toilet supply line 1/2 C x7/8 12	6.19
bath0023	toilet supply line 1/2 IPS x 7/8 x 12	7.21
bath0024	toilet tank bolts	8.45
bath0025	toilet floor bolts	2.51
bath0026	toilet flush lever	4.85
bath0027	toilet flush valve	7.91
bath0028	toilet fill valve	15.83
bath0029	Flapper	39.68
bath0030	Shower head	17.99
bath0031	shower head ADA w/wand	28.79
bath0032	shower curtain 72 x 72	7.04
bath0033	shower curtain 36 x 72	8.89
bath0034	shower ring sets	2.36
bath0035	shower rod	19.61
bath0036	shower rod holders	4.58
bath0037	shower valve	138.50
bath0038	shower valve cartridge (all sizes)	16.90
bath0039	tub diverter	25.24
bath0040	tub spout	16.19
bath0041	bathroom vanity	148.74
bath0042	vanity top	87.84
bath0043	vanity sink (round) all sizes	50.39
bath0044	vanity sink (oval) all sizes	54.89
bath0045	bathroom faucet (delta)	156.95
bath0046	bathroom faucet repair kit (delta)	10.25
bath0047	Pop-up Kit	16.19
bath0048	tub stopper small	7.43
bath0049	tub stopper large	5.27
bath0050	bath tub (right or left) drain	260.10
bath0051	tub drain kit	24.29
bath0052	Shower drain kit	5.95

bath0053	over flow plates	4.94
bath0054	Shower Surround (all sizes)	660.60
bath0055	shower floor (all sizes)	230.16
bath0056	exhaust fan	20.81
bath0057	exhaust fan motor	14.88
bath0058	vanity light fixture 2 bulb channel	37.16
bath0059	Vanity mirror 24x36 frameless	44.44
bath0060	Vanity w/sink Combo	148.74
bath0061	Delta Shower Valve Cartridge	64.59
bath0062	Moen Shower Valve Cartridge	37.04
batt0001	batteries AA	0.59
batt0001pk50	A Batteries - 50 pack	TBD
batt0002	AAA BATTERIES	0.49
batt0003	"batteries ""D"" cell"	1.93
batt0004	batteries ""C"" cell	1.73
batt0005	wafer 2032	1.99
batt0006	Batteries 9V	2.66
blin0001	2 faux wood blinds special order	TBD
blin0002	2 faux wood blind X 23	70.98
blin0003	2 faux wood blind X 24	53.18
blin0004	2 faux wood blind X 35	61.29
blin0005	2 faux wood blind X 36	48.23
blin0006	2 faux wood blind X 46	77.94
blin0007	2 faux wood blind X 47	106.60
blin0008	2 faux wood blind 35 X 48	39.66
blin0009	2 faux wood blind 36 X 54	125.99
blin0010	2 Faux wood blind 71 X 60	96.81
blin0011	2 faux wood blind X 65	98.98
blin0012	2 faux wood blind x 70	59.16
blin0013	2 faux wood blind X 71	77.06
blin0014	2 faux wood blind X 72	76.50
blin0015	Vertical Blind 72 X 60	59.32
blin0016	Vertical Blind 78 x 60	82.53
blin0017	Vertical Blind 87 x 84	55.99
blin0018	Vertical Blind 102 x 60	59.35
blin0019	Vertical Blind 102 x 72	71.27
blin0020	2 faux wood blind 31 X 48	66.55
blin0021	2 faux wood blind 46 X 48	99.02
blin0022	2 faux wood blind 58 X 48	74.52
car0039	plywood - 15/32 in.	26.26
carp0001	Baseboard 2 3/8 Reversible (per square foot)	1.72
carp0002	Breadboard	31.97
carp0003	Bifold / Bi-pass Door Set	108.30
carp0004	Cabinet Drawer Track	12.74
carp0005	Cabinet Drawer	149.00
carp0006	Cabinet Vanity	189.00
carp0007	closet door floor guides	32.29
carp0008	Closet Bi-Pass Floor Guides	33.40
carp0009	Closet Pole Center Support Bracket	3.73
carp0010	Closet Pole End Brackets	2.15
carp0011	Closet Pole	28.79
carp0012	Door Bumpers Common	0.96
carp0013	Door Casing (per stick)	10.79
carp0014	Door Jamb / Repair	TBD
carp0015	Door Jamb / Exterior Wood	71.09
carp0016	Door Jamb / Interior Wood	26.99
carp0017	Door Viewer	5.09
carp0019	Spring door stop	2.11
carp0020	Door-Metal Replacement (All sizes)	312.55
carp0021	Door Weather-stripping	35.39
carp0022	kerfed wether-stripping	39.93
Carp0023	Foundation Vent	8.63
Carp0024	Star Rail Brackets	5.98
Carp0025	Wall Guards5 inch ABS	1.50
Carp0026	door shoe	34.84
Carp0027	door sweep	12.63
Carp0028	4 x 8 x 1/2 Ply	41.00

Carp0029	4 x 8 x 3/4 Ply	63.38
Carp0030	4 x 8 Finished ply	89.78
Carp0031	4 x 8 FRP	43.98
Carp0032	FRP Top Trim	3.48
Carp0033	FRP Side trim	3.48
Carp0034	FRP inside corner Trim	3.48
Carp0035	FRP outside corner trim	4.98
Carp0036	FRP Dryer wall vent	27.98
carp0037	2x4x8 lumber	4.23
carp0038	2x4x10 lumber	7.27
ctop0001	3 ft countertop	89.00
ctop0002	4 ft Countertop	99.00
ctop0003	6 ft Countertop	144.00
ctop0004	8 ft Countertop	159.00
ctop0005	10 Countertop	204.00
ctop0006	Edge Band Kit	27.98
ctop0007	Side Splash	34.98
ctop0008	miter bolt kit	10.98
ctop0009	special order	TBD
door0001	Prehung interior	189.05
door0002	Prehung exterior	312.55
door0003	18 x 80 Slab (interior)	70.20
door0004	20 x 80 Slab (interior)	169.01
door0005	22 x 80 Slab (interior)	169.27
door0006	24 x 80 Slab (interior)	58.04
door0007	26 x 80 Slab (interior)	50.40
door0008	28 x 80 Slab (interior)	59.84
door0009	32 x 80 Slab (interior)	67.94
door0010	34 X 80 Slab (interior)	69.74
door0011	36 x 80 Slab (interior)	88.20
door0012	48 x 80 Slab (interior)	119.00
elec0001	switch (all colors)	1.18
elec0002	4 way switch (all colors)	12.74
elec0003	3 way switch (all colors)	7.13
elec0004	Outlet Cover (all colors)	0.50
elec0005	double outlet cover (all colors)	1.32
elec0006	Switch Cover single (all Colors)	0.74
elec0007	switch cover double (all colors)	0.71
elec0008	GFCI cover Plate	0.67
elec0009	single blank cover plate (all colors)	0.80
elec0010	Double blank cover plate (all colors)	0.81
elec0011	Receptacle 110 basic all colors	0.80
elec0012	Receptacle GFI 20amp all colors	22.94
elec0013	Receptacle Appliance (220v)	16.39
elec0014	Telephone Jack Replacement	1.86
elec0015	Light bulb	3.32
elec0016	Light Bulb 28 watt quad	7.19
elec0017	Light Bulb / 40 watt Appliance	1.43
elec0018	Light Bulb / T-12	4.63
elec0019	Light Bulb / T-8	5.46
elec0020	Light bulb GU24	6.13
elec0021	42w CFL (20871)	10.57
elec0022	T-8 2 bulb Ballast	24.38
elec0023	Light Defuser Exterior Porch	22.49
elec0024	Address-O-Lite™ Outdoor Wall Sconce	125.00
elec0025	Light Defuser Glass Drum	44.99
elec0026	Light Defuser Misc.	44.99
elec0027	Light Defuser Concept 6	44.99
elec0028	Light Diffuser 4 ft.	65.96
elec0029	"Light Fixture, Misc. Interior"	44.99
elec0030	Light Fixture 4ft two bulb fluorescent	65.96
elec0031	Light Fixture Emergency Exit	36.79
elec0032	Light Fixture exterior wall pack	114.66
elec0033	Porch Light w/photo cell	38.92
elec0034	Porch Light w/out photo cell	35.69
elec0035	light fixture 2 bulb mushroom	22.63
elec0036	wired Carbon Dioxide/Smoke Detector combo	49.20

elec0037	Carbon Dioxide/Smoke Detector combo	48.34
elec0038	Battery Smoke Detector	24.89
elec0039	120 Volt Smoke Detector	19.79
elec0040	Battery co2 detector	35.69
elec0041	Breakers (all sizes)	10.79
elec0042	15-amp GFCI	19.76
floor001	Floor Tile 12 x 12 (45 per box)	1.74
floor002	rubber cove base / Per box	86.98
floor003	wood base board 2.5 or 4 Base/Per foot	TBD
floor004	K-99HM adhesive	71.64
Floor005	Cove base adhesive small	4.77
Floor006	Cove Base Adhesive large	7.09
floor007	Grey Limed Oak LVT (1 box = 36sq ft)	65.00
furn0001	dresser	319.00
furn0002	table	243.95
furn0003	chairs (set of 4)	142.39
furn0004	30x75 twin mattress	167.93
furn0005	30x75 twin pallet	140.75
furn0006	39x75 twin mattress	176.69
furn0007	39x75 twin pallet	149.50
furn0008	full mattress	271.25
furn0009	full pallet	140.75
furn0010	adjustable bed frame	69.60
furn0011	twin platform bed frame	106.48
furn0012	full platform bed frame	119.18
furn0013	twin mattress covers	105.88
furn0014	full mattress covers	126.33
qlaz0001	Patio Sliding Door Handle	34.19
qlaz0002	Patio Sliding Door Latch	11.33
qlue0001	project adhesive (Liquid Nials)	3.42
qlue0002	tub surround adhesive (liquid Nials)	6.02
hvac0001	HVAC Thermostat Emerson	35.45
hvac0002	"Furnace, Thermostat (1F56N-44-12)"	36.44
hvac0003	HVAC Heat Pump Thermostat (80 Series)	45.33
hvac0004	Exhaust Fan Cover	28.65
hvac0005	Condenser fan motor 6pk	103.78
hvac0006	10X20X1 Air Filter	5.72
hvac0007	12X20X1 Air filter	5.98
hvac0008	12X24X1 Air Filter	5.98
hvac0009	14X20X1 Air Filter	4.20
hvac0010	14X24X1 Air Filter	3.89
hvac0011	14X25X1 Air Filter	4.45
hvac0012	15X20X1 Air Filter	3.81
hvac0013	16X16X1 Air Filter	37.71
hvac0014	16X20X1 Air Filter	5.98
hvac0015	18X18X1 Air Filter	5.98
hvac0016	18X18X2 Air Filter	7.45
hvac0017	20X20X1 Air Filter	5.98
hvac0018	20X25X1 Air Filter	4.67
hvac0019	20X30X1 Air Filter	7.70
hvac0020	25X25X1 Air Filter	4.78
JAN00001	can liners (per box)	87.11
JAN00002	Liquid cleaner/Disinfectant	15.28
JAN00003	Paper towell roll	3.26
JAN00004	Glass Cleaner	6.23
JAN00005	Oven Cleaner	8.79
JAN00006	Cleaner with Bleach	10.91
JAN00007	Anti-Fungal Bleach	10.23
JAN00008	Comet/Ajax	2.16
JAN00009	T.P. for dispenser	48.30
jan00016	X-14 Mildew Remover	14.75
jan00017	Zep degreaser	7.67
jan00018	Zep floor stripper	16.46
jan00019	Zep high traffic floor polish	27.45
jan00020	Scotch-Brite heavy duty scour pads	6.57
jan00021	Scotch-Brite stainless steel scrubbing sponges	5.23
jan00022	Scotch-Brite heavy duty scrub sponge	10.97

jan00023	pumice scour stick	3.82
jan00024	shop towels	4.37
jan00025	angle broom	10.41
jan00026	dust pan	10.96
jan00027	Rubbermaid Gripper 60" Clamp Style Wet Mop Handle	33.02
jan00028	Rubbermaid Disposable Mop, Nonwoven Fiber, #24, 5" Headband	6.09
jan00029	Rubbermaid 26 Quart Side-Press Mop Bucket And Wringer	146.03
jan00030	17 in. buffer scour pad	21.47
jan00031	17 in. buffer polish pad	22.70
jan00032	terry cloth towels	33.00
jan00033	Nylon Bumpered Wash Brush Head	19.80
jan00034	Nylon Stiff General wash brush	6.60
lock0005	Deadbolt	16.19
lock0006	Door Lever knobset (interior)	26.99
lock0007	Door Standard knobset (interior)	TBD
lock0008	Entry door Lever w/smartkey	40.49
lock0009	passage door hardware	26.99
lock0010	privacy door hardware	26.81
lock0011	Drawer Pulls	2.15
lock0012	Gate Hinge	14.92
lock0013	Gate Latch	13.00
lock0014	Garage OH Door Handle	23.79
lock0015	"Garage Door, Bolt Lock"	32.66
lock0016	Key blank	0.35
lock0017	Key blank	0.29
lock0018	Key blank	0.55
lock0019	"Lock Install-a-Lock, wrap-around"	23.00
lock0020	Lock / Key in Knob / Entry	40.49
lock0024	Mailbox Lock	7.98
lock0025	Mechanical Door Chime	19.88
lock0026	door bell kit	24.47
lock0027	"Privacy / Passage / Patio Locks, Replace"	21.32
lock0028	Store Room / Community Room Locks	TBD
masn0001	concrete anchors - 1 3/4 in.	29.86
misc0001	Miscellaneous	TBD
misc0002	Tax	TBD
misc0003	Freight/Delivery	TBD
pain0001	"Paint int/ext Door, Stain finish"	25.98
pain0002	"Paint int/ext Door, Paint finish"105	105.00
pain0003	Paint sundries (all sizes)	TBD
pain0004	Knock Down Texture	25.49
pain0005	orangepeel texture	25.49
pain0006	Dry Dex	43.81
Pain0007	Silicone (small)	7.81
Pain0008	Silicone (Large)	11.10
pain0009	Hand-Masker Painter's Tape and Masking Film Dispenser M3000	82.40
pain0010	12 in. Masking Film and Paper Cutoff Blade FB12	30.75
pain0011	9x12 Canvas Drop Cloth	38.44
pain0012	3-6 ft extension pole	12.05
pain0013	9 in. paint roller frame	7.66
pain0014	4 in. mini paint roller frame	3.81
pain0015	9 in. metal paint roller tray	4.37
pain0016	paint tray roller kit	14.26
pain0017	1.41" Scotch 3M heavy duty orange masking tape	5.24
pain0018	9 in masking paper roll	4.71
pain0019	9x400 painter's plastic	28.22
pain0020	12x400 painter's plastic	32.95
pain0021	Rapid Set One Pass Wall Repair Powder Joint Compound	21.48
pain0022	3" polyester angle brush	14.40
pain0023	6" High-Capacity Polyester Knit Mini Paint	15.12
pain0024	9" roller sleeve	14.81
pain0025	paint tray liner	7.67
pain0026	1 qt. Liquid TSP Substitute Cleaner	8.00
pain0027	5 gal. Elastic Top Strainers	4.70
pain0028	99" x 90' 3M AMF99 Hand-Masker Pre-Folded Advanced Masking Film	133.02
pain0029	DuPont Tyvek Painters Coverall with Hood and Boots	20.00
pain0030	spray sock hood	3.70

pain0031	2-gal bucket	3.28
pain0032	2-gal Metal Bucket Grid	3.83
paint0033	3M P95 Reusable Large Paint Project Respirator	41.78
pain0034	P95 Particulate Filters	16.48
pain0035	Hardwood Microfiber Mop	13.17
pain0036	Hardwood Microfiber Mop refills	7.67
pain0037	1-gal Pump Armor	37.40
pest0001	Raid (can)	7.19
Pest0002	glue traps	1.12
pest0003	fogger	7.49
pest0004	bed bug spray	19.79
pest0005	Ant Bait Stations	3.59
pest0006	wasp spray	11.69
plum0001	laundry Faucet	24.98
plum0002	Basin Stopper	6.27
plum0003	Laundry Basin	179.00
plum0004	Laundry Basin P-Trap	4.98
plum0005	Basket Strainer (cup)	6.23
plum0006	Drain Stoppage Tub / Shower	6.27
plum0007	strainer sink Ezy-On	23.19
plum0008	sink hole cover	2.24
plum0009	Drain Stoppage	TBD
plum0010	Garbage Disposal Stopper 2 pk	6.45
plum0011	Garbage Disposal	155.80
plum0012	Garbage Disposal Splash Guard	5.59
plum0013	Garbage Disposal Stoppage	16.61
plum0014	dishwasher drain line	32.04
plum0015	air gap	3.22
plum0016	water supply line for dishwasher	14.02
plum0017	kithchen sink (Handicap)	189.17
plum0018	kitchen sink (double)	108.90
plum0019	kitchen sink (single)	83.69
plum0020	Hose Bibs Replace (all sizes) 3/4	7.98
plum0021	Kitchen Faucet	116.09
plum0022	Laundry Faucet	24.98
plum0023	aerators	1.29
plum0024	Angle stop 1/2 x 3/8 x 3/8 (DW)	63.74
plum0025	angle stop 1/2 x 1/2	9.98
plum0026	Supply lines (all sizes)	46.06
plum0027	ABS fittings (all sizes)	2.76
plum0028	P-trap	2.24
plum0029	P-trap Kit	2.24
plum0030	plumbers putty	3.79
plum0031	teflon tape	1.51
plum0032	ABS glue	7.03
plum0033	Galvanized fittings (all sizes)	2.96
plum0034	copper fittings (all sizes)	1.05
plum0035	PEX line fittings (shark Bite)	11.39
plum0036	Oatey Purple CPVC and PVC Primer 8oz	10.19
shet0001	4 x 8 x 1/2 (sheet rock)	13.62
Shet0002	4 x 8 x 3/8 (sheet rock)	16.68
shet0003	4 x 8 x 5/8 (sheet rock)	16.35
shet0004	Hot Mud (Fix All)	15.66
Shet0005	joint compound	26.25
Shet0006	joint Tape (paper)	7.19
shet0007	joint tape (mesh)	10.02
shet0008	drywall Corner bead	4.17
shet0009	sheetrock screws	24.98
shet0010	4 x 8 x 1/2 (moisture resistant sheet rock)	17.88
shet0011	4 x 8 x 5/8 (moisture resistant sheet rock)	24.88
shet0012	12 x 12 repair patch (sheet rock)	TBD
whtr0001	30 gal water heater (elec)	771.00
whtr0002	30 gal water heater (gas)	771.00
whtr0003	40 gal water heater (gas)	771.00
whtr0004	40 gal water heater (Elec)	771.00
whtr0005	water heater supply line	16.14
whtr0006	gas supply lines (all sizes)	22.94

whtr0007	thermocouple (all sizes)	5.84
whtr0008	earthquake straps	25.15
wind0001	Splitter / TV	2.99
wind0002	Traverse Rod 28 X 48	TBD
wind0003	Traverse Rod 48 X 84	TBD
wind0004	Traverse Rod 66 X 120	TBD
wind0005	Screen roll 36 inch	59.40
wind0006	Screen Roll 48x100 inch	89.92
wind0007	Window Lock Latch	6.43
wind0008	"Window Lock, Casement"	TBD
wind0009	"Window Operator, Casement"	TBD
wind0010	Screen Spline large	112.44
wind0011	screen spline small	73.94