

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Housing Authority of the City of San Buenaventura</u> PHA Code: <u>CA035</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2012</u>												
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>716</u> Number of HCV units: <u>1345</u>												
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
<b>4.0</b>	<b>PHA Consortia</b> <b>NOT APPLICABLE</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.												
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  The mission of the Housing Authority of the City of San Buenaventura (HACSB) is to provide and develop quality affordable housing for eligible low-income residents of Ventura County and to establish strong partnerships necessary for HACSB customers to achieve personal goals related to: literacy and education; health and wellness; and job training and employment leading to personal growth and economic self-sufficiency.												

5.2

**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

PHA Goal: Expand the supply of assisted housing

Objectives: Apply for additional rental vouchers, reduce public housing vacancies, leverage private or other public funds to create additional housing opportunities, acquire or build units or developments, apply for the Move to Work Demonstration Program.

PHA Goal: Improve the quality of assisted housing

Objectives: Improve public housing management (PHAS score 89%), strive to maintain voucher management (SEMAP score 100%), increase customer satisfaction, concentrate on efforts to improve specific management functions (e.g., public housing finance; voucher unit inspections), renovate or modernize public housing units, demolish or dispose of obsolete public housing, provide replacement public housing, provide replacement vouchers.

PHA Goal: Increase assisted housing choices

Objectives: Provide voucher mobility counseling, conduct outreach efforts to potential voucher landlords, implement voucher homeownership program, implement public housing or other homeownership programs, convert public housing to vouchers as feasible.

PHA Goal: Provide an improved living environment

Objectives: Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments, implement public housing security improvements, when feasible, designating developments or buildings for particular resident groups (elderly, persons with disabilities), and implement non-smoking policy at select properties.

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives: This goal, in concert with HUD's FY 2010-15 Strategic Plan Goal # 3 to Utilize Housing as a Platform to Increase Quality of Life, includes continuation and expansion of Resident programs which support the goal of utilizing HUD assistance to improve health outcomes, increase economic security and self-sufficiency, and to improve housing stability through supportive services for vulnerable populations, including the elderly and people with disabilities. The Housing Authority will continue to pursue new and renewal funding for Coordinators to staff the HCV FSS and Homeownership Programs, the PH FSS Program, the ROSS SC Family Program, and ROSS elderly/disabled program in order to expand resident services in the areas of children, elderly, job training and placement, homeownership, small business start-up initiatives and resident owned business.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives: Continue affirmative measures to provide a suitable living environment for families living in assisted housing as well as ensuring access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability, continuing to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required, continue coordination with the Fair Housing Services provided through the Southern California Housing Rights Center, use the Southern California Housing Rights Center to provide ongoing training to Housing Authority staff, property managers, and private landlords.

PHA Goal: Help families move from rental housing to homeownership.

Objective: Continue to implement the Section 8 Voucher Homeownership Program to enable low-income renters to utilize their subsidy in conjunction with a mortgage on a home purchase, continue to implement the Family Self-Sufficiency (FSS) Program for all Section 8 and Public Housing clients in order to encourage self-sufficiency in all residents.

PHA Goal: Assist in the preservation of affordable rental and for-sale properties within the City.

Objective: Continue to assist the City with its Housing Preservation loan program and Mobile Home Grant Program, assist the City with its Affordable Housing Program design and implementation, assist the City with proposed rental unit preservation program, respond favorably to any invitation to administer HUD's enhanced voucher program for project-based contract opt-outs.

PHA Goal: Partner with for-profit and non-profit developers and governmental service agencies to increase the supply of affordable housing within the City, and ensure project viability.

Objective: Pursue project-based Section 8 assistance when feasible.

PHA Board of Commissioners Goals

Prepare the Board for change

Structure the Authority organization for change

Ensure long term financial viability of the Authority

Establish a non-profit organization as a funding mechanism

Develop an asset management plan

Become Ventura's affordable housing development leader

Enhance relations with city government

Enhance relations with other stakeholders

Expand resident service programs and enhance economic self-sufficiency in collaboration with partners.

Please see Section 10.a for a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

Please see proposed changes to the Agency's Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan in Attachments J and K, respectively.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The 5-Year and Annual PHA Plan are available for public review at the main administrative offices of the PHA, PHA property management offices, the main administrative office of the government (City of Ventura), and at the following PHA buildings: 2400 N. Ventura Avenue, 1055 Johnson Drive, 1079 Johnson Drive, 66 S. Ventura Avenue, 9050 Telephone Road, 9620 Telephone Road, and 137 S. Palm Street, all in Ventura.

**6.0**

**Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.** *Include statements related to these programs as applicable.*

- The PHA has not received a Choice Neighborhoods (CNI) or HOPE VI grant, but plans to apply for one or both grants when offered again for the demolition and disposition of public housing inventory, resulting in a density increase of units: CA16P035-01&02 Westview Village (potential replacement of 180 public housing units plus additional 170 affordable units) as well as one scattered site duplex home in CA16P035-010 Mission Ave.
- The PHA may engage in mixed-finance development activities for public housing in the Plan year, which would be affiliated only with the above-referenced projects, if the PHA receives funding for the project in the Plan year.
- The PHA plans to submit to the Special Applications Center (SAC) a request to demolition/disposition: 180 public housing units located in project numbers 035-1 (231/405 W. Vince, 232/242 W. Flint, 1051/1156 Riverside St.) and 035-2 (246 & 260 W. Vince, 233/237/243/257 W. Flint, 229/356 W. Warner, 236/357 W. Barnett, 913/949/985 Snow Court), and 2 units located in project number 035-010 (114/116 Mission Avenue).
- The PHA may also redevelop eight (8) housing units located in project number 035-08 (217/233 Harrison Ave.) and 323/329 W. Park Row Avenue in the future, increasing the number of units on the site.
- The PHA is pursuing the disposition of the following units to the Agency's affiliate non-profit TRIAD Properties: Project numbers 035-08 (206 Kellogg St., 332 Valmore Ave., 1330 Elsinor Ct., 3157 & 3158 Channel Dr., ), 035-10 (10373 Darling Road, 10408 Jamestown St., 218 E. Kellogg St., 1325 Cachuma Dr., 239 Dos Caminos Ave.), and 035-12 (135 Harding Ave.). We do not want the ACC to be reduced by eleven (11) units but instead intend to increase the density of the units at Westview, Harrison and Park Row above, transferring the 11 units from scattered sites to these two sites.
- The PHA administers a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR Part 982. The minimum qualifications for this program are:
  - An active Family Self-Sufficiency (FSS) Program Participant or FSS graduate who is still on the Voucher Program with a minimum escrow balance of \$5,000, or Voucher participant with personal savings of \$5,000.
  - A first-time homebuyer or have not had ownership in any home within the past three years.
  - Employed full-time (at least 32 hours per week), unless disabled or elderly
  - Have been continuously employed for at least 12 months, unless disabled or elderly
  - Cannot owe money to any Housing Authority and must be in good standing with the Voucher program.
  - Both pre and post Homeownership counseling and education is required.
  - Must qualify for a mortgage loan at a financial institution.
  - Annual earned income should be at least 50% of the County Median income adjusted for family size
  - Balloon payment mortgages, variable interest rate loans, adjustable loans and interest only loans are prohibited
  - Agency approval must be obtained for refinancing a home purchased through the Housing Choice Voucher Homeownership Program; refinancing for an amount greater than the current loan balance is prohibited
  - HCV Homeownership participants must comply with the responsibilities outlined in HUD Form 52649 and also establish a savings account earmarked specifically for home repairs within 90 days of closing escrow
- The PHA plans to project-base Section 8 vouchers in the coming year. Project-basing is a more viable option over tenant-based vouchers because of the following circumstances: access to neighborhoods outside of high poverty areas, source of stable operating funds for new construction and to ensure well-maintained units for very low income persons.

The Agency currently has project based vouchers providing subsidy as follows:

Chapel Lane Senior Apartments	38
The WAV	15
Triad	22
Soho	12
El Patio	28

In the future, the agency will consider 24 PBV units – Hansen Trust (farmworker housing family units located in East Ventura. Voucher assistance application in process) and may consider 75 vouchers for revitalization of Westview Village and 35 vouchers for two potential local non-profit developments.

- The PHA analyzed its ability to apply for RAD (Rental Assistance Demonstration) in 2012, which would result in public housing units converting to non-profit ownership and rents subsidized with Project-Based Vouchers. PHA staff determined that the program would be feasible and therefore an application was submitted to convert Asset Management Project (AMP) 2, which consists of 144 public housing units at the following properties, to RAD assistance:
  - The Palms, 137 South Palm Street (Elderly/Disabled, 0 Bedrooms: 26, 1 Bedrooms: 49)
  - Mission Park, 66 North Ventura Avenue (Elderly/Disabled, 1 Bedrooms: 52, 2 Bedrooms: 1)
  - Training for Independent Living, 148 South Palm Street (Family, 1 Bedrooms: 3, 2 Bedrooms: 11, Offices: 2)

Of the 144 units, two are currently being used as offices, and will remain as office use after conversion. The bedroom distribution of the units will not change. No converted units will be transferred off-site.

7.0

On December 19, 2012, HUD announced its intent to award a Commitment to enter into a Housing Assistance Payment contract (CHAP) for this Development to the PHA. PHA staff plans to work with HUD, residents, and other stakeholders to prepare for and undertake necessary modernization work at these properties, which may involve temporary relocations during construction. The PHA will provide current residents with additional information regarding this program and the rights afforded to them during the conversion process. New policies and procedures may be developed consistent with HUD guidance for the program, and the PHA will keep residents informed of all proposed changes/modifications relating thereto.

- Should the Moving to Work Demonstration Program be expanded, the PHA will apply for participation.

**8.0 Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

Please see the attached form

**8.2 Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

Please see the attached form

**8.3 Capital Fund Financing Program (CFFP).**

Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

**Housing Needs.** Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

**Housing Needs of Families in the Jurisdiction by Family Type**

Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	2,406	5	5	4	5	4	N/A
Income >30% but <=50% of AMI	1,968	5	5	4	5	2	N/A
Income >50% but <80% of AMI	2,012	4	4	4	5	2	N/A
Elderly	1,213	5	5	4	5	2	N/A
Families with Disabilities	N/A	4	4	4	5	2	N/A
Hispanic	3,777	4	4	4	5	2	N/A
Black	218	4	4	4	5	2	N/A
Other	3,108	4	4	4	5	2	N/A
White	12,247	4	4	4	5	2	N/A

9.0

**NOTE:** "Overall" Needs column figures represent the estimated number of renter families that have housing needs. For the remaining characteristics, the impact of that factor on the housing needs for each family type was rated from 1 to 5, with 1 being "no impact" and 5 being "severe impact." N/A indicates that no information is available upon which the PHA can make this assessment. The information for the chart was taken from the 2010-2015 City of Ventura Consolidated Plan.

**Strategy for Addressing Housing Needs.** Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

The PHA plans to maximize the number of affordable units available to the PHA within its current resources by a variety of means:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line,
- Reduce turnover time for vacated public housing units, reduce time to renovate public housing units,
- Seek replacement of public housing units lost to the inventory through mixed finance development,
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction,
- Continue measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required,
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration,
- Maintain or increase Section 8 lease up rates by effectively screening Section 8 applicants to increase owner acceptance of program,
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

9.1

The PHA also plans to increase the number of affordable housing units by a variety of means:

- Apply for additional Section 8 units should they become available,
- Leverage affordable housing resources in the community through the creation of mixed-finance housing, and pursue housing resources other than public housing or Section 8 tenant-based assistance.

The PHA will also utilize available funding to target families at or below 30% of AMI, families at or below 50% of AMI, the elderly, and families with disabilities.

The PHA will increase awareness of PHA resources among families of races and ethnicities with disproportionate needs, and conduct activities to affirmatively further fair housing.

We are consistent with the discussion on Page 50 of the City of Ventura's Consolidated Plan as well as their Analysis of Impediments to Fair Housing, which discuss public housing strategies. We are consistent with a variety of specific housing objectives, listed below:

- Support programs to preserve existing affordable housing stock
- Provide for reduction of lead-based paint hazards
- Promote homeownership for first-time homebuyers
- Support affordable rental housing in cooperation with the City Housing Authority
- Support Public Housing Renovation Programs
- Expand affordable and workforce housing through local funding and partnerships with housing developers
- Promote equal opportunity by contracting for fair housing and counseling services
- Continue support for the City's affordable housing program
- Maintain and improve the quality of low-and moderate-income neighborhoods
- Maintain long-term affordability of City affordable housing program (AHP) units

**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5- Year Plan.

The Housing Authority of the City of San Buenaventura continues to provide well-maintained units for our residents and we continue to ensure public housing complexes operate effectively and efficiently. In that regard, we continue to review and will update our Physical Needs Assessment and Management Assessment to ensure each AMP is operating in a cost-effective manner. We continue to initiate direct contact with local owners and property managers to ensure a diverse inventory of rental properties available outside the identified tracks that are at or below the poverty-income level to all program participants. The Agency also received 50 VASH vouchers that we added to our voucher inventory and will continue managing.

The Agency continues to offer enhanced services to residents of all age levels, including a homework center for children, and exercise and health education programs for residents, all managed by our Resident Services department. We have increased computer learning activities/classes that reinforce and encourage computer use for empowerment, educational and employment purposes. In order to encourage self-sufficiency efforts in all residents, the Family Self Sufficiency (FSS) Program is offered to Section 8 and Public Housing residents. We continue to implement the FSS Program for all eligible clients, and the Section 8 Homeownership Program continues to be a tool to assist residents to move into homeownership.

The Agency continues to seek opportunities to develop additional low-income units in the community. To this extent, the Authority continues to participate in collaborative efforts to increase and improve the supply of affordable housing. Construction finished on a 12-unit family project in October 2011 and is fully occupied. All families will receive supportive services through the FSS Program and the rents will be subsidies with Project-Based Section 8 voucher assistance. The Authority is also nearly finished construction on a 37-unit family building in downtown Ventura, with completion slated for June 2012. The Agency also plans to begin construction on farmworker housing family units in future years, 24 units of which will be supported by project-based vouchers. The Housing Authority’s associated non-profit organization owns and manages 22 non-HUD units in the Agency’s inventory. The Agency provided 15 project-based vouchers to WAV – Working-Artists Ventura and will provide 28 project-based vouchers to El Patio. The non-HUD units can be used to leverage other funds, enabling the development of additional low/very low income housing in the community.

10.0

The Agency also continues to seek cost-effective ways to renovate or modernize public housing units, utilizing a trained resident force account as best applicable. The Agency also received a competitive ARRA grant of \$1.79 million to complete green energy improvements to one public housing apartment complex located at 1216 Santa Clara Street in Ventura, construction on which finished in March 2012.

The PHA will also assess the condition of all public housing units and, if over-concentration is evident or significant renovation is necessary, it will determine whether some units should be replaced elsewhere in the community and mixed income units developed on-site instead. This would be accomplished using various tools including HUD Mixed Financing which requires the completion of the 20-year Physical Needs Assessment, and Management Assessment of the Agency. The Agency will assess the feasibility of demo/disposition of various public housing units including Westview Village, Mission Avenue, single-family homes and duplexes as listed previously. The Agency intends to apply to become a Move to Work Demonstration Program.

The Housing Authority of the City of San Buenaventura operates both its public housing and Section 8/Housing Choice Voucher (HCV) programs consistent with the required provisions of The Violence Against Women Reauthorization Act of 2005 (VAWA), specifically Section 606(1) of VAWA which adds the provision to Section 8 of the U.S. Housing Act of 1937 listing contract provisions and requirements for the HCV program. The Housing Authority of the City of San Buenaventura submits a report to the State of California Housing and Community Development Department on an annual basis, which indicates the number of evictions due to domestic violence activities in both public housing as well as in HCV-assisted units (there have been none to date). This data is tracked on a monthly basis and is reported to our Board of Commissioners on a monthly basis as well.

The Agency does not offer a preference on either the public housing or Section 8/HCV Program waiting lists for victims of domestic violence, dating violence, sexual assault or stalking. The Housing Authority of the City of San Buenaventura currently does not offer any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; The Housing Authority of the City of San Buenaventura currently does not offer any activities, services or programs provided or offered by a public housing agency that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and The Housing Authority of the City of San Buenaventura currently does not offer 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 victim safety in assisted families; however, we would make referrals on an as needed/as required basis to local service agencies.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”

The PHA defines “substantial deviation/modification” as when one of the policies outlined in the Plan is reversed. It defines “significant amendment” as adding a new Capital Fund Project to the Plan.

<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> <li>(j) Proposed Changes to the Agency's Admissions and Continued Occupancy Policy (ACOP)</li> <li>(k) Proposed Changes to the Agency's Section 8 Administrative Plan</li> </ul>
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