

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-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.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.						
A.1	<p>PHA Name: <u>Housing Authority of the City of San Buenaventura</u> PHA Code: <u>CA035</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2021</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>221</u> Number of Housing Choice Vouchers (HCVs) <u>1467</u> Total Combined Units/Vouchers <u>1688</u> Total PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C 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. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><u>995 Riverside Street, Ventura, CA 93001, 11122 Snapdragon St, Ventura, CA 93004 or hacityventura.org</u></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p>					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
	Lead PHA:					

B. Annual Plan Elements						
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <ul style="list-style-type: none"> The PHA has not made any changes to its Operation and Management policies. However, the PHA intends to monitor all PIH Notices and review its Operation and Management policies. The PHA will address any policy amendments related to COVID-19, as required by HUD. The PHA may consider amending its rental leases as it sees fit, to protect the health and safety of residents and to comply with local, state and federal COVID-19 guidelines. <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>					
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <ul style="list-style-type: none"> The PHA has not received a Choice Neighborhoods (CNI) or HOPE VI grant, but plans to apply for a CNI Planning Grant as well as an Implementation Grant when offered again for the demolition and disposition of public housing inventory, resulting in a density increase of units: CAL 35-1 & 2 Westview Village (replacement of 180 public housing units plus additional 170 affordable units). The PHA may engage in mixed-finance development activities for public housing in the Plan 5-Year period, which may be affiliated with any of the PHA's existing public housing projects, if the PHA receives funding for the project in the Plan 5-Year period. RAD conversions undertaken during the PHA 5-Year Plan period may include mixed-finance development. The PHA may transfer Public Housing Operating Funds to Capital Fund projects in accordance with Notice PIH 2018-03 or may transfer Capital Funds to Operating Fund pursuant to HUD regulations; 					

	<ul style="list-style-type: none">• The PHA may apply for the disposition of public housing properties during the Plan 5-Year period. Properties that might be submitted for disposition may include units within the following projects: CAL 35-1 & 2 (Westview Village); CAL 35-8 (Scattered Sites); CAL 35-10 (Scattered Sites); CAL 35-12 (Scattered Sites).• The PHA may apply for the conversion of public housing to tenant-based assistance during the Plan 5-Year period. Properties that might be submitted for disposition may include units within the
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following projects: CAL 35-1 & 2 (Westview Village); CAL 35-8 (Scattered Sites); CAL 35-10 (Scattered Sites); CAL 35-12 (Scattered Sites).

- The PHA plans to project-base Section 8 Housing Choice Vouchers in the coming year. Project-basing is a more viable option than 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. Project-basing is consistent with the PHA 5-Year and Annual Plan objectives of expanding the supply of assisted housing, improving the quality of assisted housing and increasing assisted housing choices. The Agency plans to utilize the statutory and regulatory amendments issued in implementing the Housing Opportunity through Modernization Act (HOTMA) 2016, including:
 - Project-basing twenty percent calculated by authorized voucher count;
 - Project-basing an additional ten percent of authorized voucher count for projects that are specifically made available: 1) to house individuals and families that meet the definition of homeless pursuant to 24 C.F.R. 578.3; or 2) to house families that are comprised of or include a veteran; 3) to provide supportive housing for elderly/disabled persons; or 4) in a census tract with a poverty rate of 20 percent or less, as determined in the most recent American Community Survey 5-Year Estimates

The Agency has the following authorized voucher count and plans to provide project-based voucher (PBV) subsidy to maximum extent allowable as follows:

PROGRAM	ACC Count	Current PBV Program	ACC Count
HCV	1286	Total Active HAP	249
VASH	127	Total AHAP	130
Mainstream Vouchers	54		
RAD units	408		
FUP	9	Total Notice	47
FUP Youth	3		
TOTAL	1467	Total Current Count	426
TOTAL ACC ABA	1821		
20%	293.4		
10%	146.00		
TOTAL PBV Authorized	439.40		

Project Name	Vouchers used	Status	Additional Program Type 10% Type
Castio Del Sol	39	Active HAP	1-Homeless: 3-supportive housing
Chapel Lane	38	Active HAP	3-supportive housing
The WAV/SHORE	15	Active HAP	1-Homeless: 3-supportive housing
TRIAD	22	Active HAP	3-supportive housing
Soho	12	Active HAP	3-supportive housing
El Patio	28	Active HAP	1-Homeless: 3-supportive housing
331 N. Olive/Henry Properties	4	Active HAP	3-supportive housing
Riverside St. Apts	10	Active HAP	
Westview Phase I	59	Active HAP	3-supportive housing
Snapdragon II	22	Active HAP	4-Veteran: 7- Supportive Housing
El Portal	28	Active AHAP	5 VASH, 10 MV's + 13 PBV
WV III	53	Active AHAP	
Willett Ranch	49	Active AHAP	3-supportive housing/15 homeless
Westview Phase II	22	Planning	3-supportive housing
Veteran Home	25	Planning	VASH

In the upcoming PHA 5-Year Plan period, the agency will consider requesting proposals to project-base vouchers. Pursuant to the Housing Opportunity Through Modernization Act of 2016 (HOTMA) and HUD implementing regulations, the PHA will also: 1) award initial PBV contracts up to 20 years; 2) provide operating cost adjustment factor funding provisions and rent floors within PBV contracts; 3) permit owners and supportive services providers to maintain site-based and disability-specific preference waiting lists; 4) attach assistance to structures in which the PHA has an ownership interest or control without following a competitive process; and 5) allow project-based HUD-VASH and FUP vouchers under the same policies and procedures applicable to general purpose vouchers. The PHA will consider PBVs in the following neighborhoods: East Ventura, Midtown, Downtown, and the Westside Neighborhood Revitalization Strategy Area. The PHA will give preference to proposals that target the following families: senior/disabled, homeless and at risk of homelessness, veterans, and very low-income families.

The PHA plans to attach PBV assistance without competition to the following PHA-Owned PBV proposed developments: Villages at Westview, Phases II-IV

- The PHA plans to consider project-basing Veteran’s Affairs Supportive Housing (VASH) vouchers and Family Unification Program (FUP) vouchers in the coming 5-Year Plan period and will apply for additional VASH or FUP vouchers as available to support PBV. Similarly, to project-based Section 8 vouchers, project-based VASH vouchers can benefit the homeless veterans, the Veterans Administration, and FUP/Y beneficiaries by providing a stable source of operating funds for new construction and that ensure well-maintained units. Providing services at a single location for case management personnel is made easier with PBV. Currently the PHA has awarded project-based VASH assistance to appropriate projects, and plan to do so additionally in the future.

The PHA plans to consider seeking and project-basing Mainstream Voucher funds and to seek VASH-PBV set-aside vouchers or tenant protection vouchers if available.

- The PHA has completed several conversions of Public Housing into RAD PBV assistance. The PHA retains management of the properties through a Property Management Agreement. As PBV units, they are governed by the PHA HCV Administrative Plan; as Tax Credit units they are subject to the PHA’s Policy Guide Governing Admission to and Continued Occupancy of LIHTC Units. RAD Project descriptions follow:
 - Vista Del Mar Commons (f/k/a Asset Management Project (AMP) 2) – 144 public housing units at the following properties, converted to 140 units of RAD PBV 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)
 - Operating as RAD PBV since February 2014.
 - Johnson Gardens (f/k/a portions of AMP 3 and AMP 4) – 101 public housing units at the following properties, converted to 101 units of RAD PBV assistance:
 - 1079 Johnson Drive (Elderly/Disabled, 1 Bedrooms: 25)
 - 1055 Johnson Drive (Elderly/Disabled, 1 Bedrooms: 25)
 - 9620 Telephone Road (Elderly/Disabled, 1 Bedrooms: 50, 2 Bedrooms: 1)
 - Operating as RAD PBV since May 2015.
 - Buena Vida (f/k/a portion of AMP 3) – 95 public housing units at the following property converted to 95 RAD PBV units:
 - 9050 Telephone Road (Family/Elderly/Disabled, 1 Bedrooms: 79, 2 Bedrooms: 8, 3 Bedrooms: 4, 4 Bedrooms: 4)
 - Operating as RAD PBV since October 2016.
 - Westview Village (AMP 1) – 180 public housing units will convert through a Multi-Phase RAD conversion to 320 units mixed RAD PBV, conventional PBV, and tax credit units
 - Phase 1 (Family, 1 Bedrooms: 18; 2 Bedrooms: 32; 3 Bedrooms: 13; 4 Bedrooms: 9) converted to RAD PBV starting January 2017; AHAP effective since October 2016.
- Should the Moving to Work Demonstration Program be expanded, the PHA may apply for participation.
- Pursuant to Notice PIH 2016-20, the PHA shall apply to the Special Applications Center for disposition and retention of the Public Housing Real Property within CAL 35-1 & 2 (Westview Village) that comprises the agency’s principal administrative building, a site that was never used for public housing dwelling units but which primarily serves or supports the service of low-income families.
- The PHA plans to assess the continued operational necessity of HUD Asset Management, modifying organizational protocols and procedures as needed to ensure efficient portfolio management.

- Since the PHA is under the 250 public housing ACC count, the PHA plans to assess and pursue the voluntary conversion of remaining units to Section 8 tenant-based assistance as applicable.
- If any Project-Based Voucher HAP contracts are not renewed during the Plan Year, the PHA plans to request tenant-protection vouchers as applicable and reissue new PBV commitments to replace such units.
- If Emergency Safety & Security grant funds are made available and conditions exist, the PHA will apply for and expend the funds.

B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: See below from 2019 Audit.</p> <p><i>Condition and Criteria:</i> During our audit, it was determined that noncompliance in internal controls existed over the Authority's housing choice voucher VMS reporting process containing materially correct information and being compliant with HUD financial reporting requirements.</p> <p>The Authority must adequately prepare the VMS Data Collection Report on a monthly basis to reflect the month's vouchers, HAP totals, net position balances, and other housing choice voucher specific attributes. The Authority must properly prepare this and retain corresponding documentation for the calculation of the data reported.</p> <p><i>Amount of Questioned Costs:</i> None</p> <p><i>Context:</i> As part of our Single Audit testing of Housing Choice Vouchers Program Reporting, we tested the monthly Data Collection Reporting within the Voucher Management System (VMS) online within HUD's Real Estate Assessment Center (REAC) website. Testing revolved around the accuracy and completeness of reporting within the Total Vouchers, HAP Total, Unrestricted Net Position (UNP) as of the Last Day of the Month, and Restricted Net Position (RNP) as of the Last Day of the Month Data Collection Report lines for the entire fiscal year ended September 30, 2019. Amounts reported on these lines were tested against the Authority's financial reports including the general ledger reports and Unaudited Financial Data Schedule (FDS). Amounts were also tested against the Authority's internally prepared VMS reconciliation Excel tool. During testing, we identified variances in the Data Collection Report lines for UNP and RNP when compared against the general ledger reports and Unaudited FDS.</p> <p><i>Cause:</i> The Authority's VMS reconciliation Excel spreadsheets used to determine the amounts to be reported in VMS did not adequately reflect monthly ending balances reported for HAP subsidy and HAP expense, which directly affects Restricted Net Position and Unrestricted Net Position. Therefore, amounts reported on the current year VMS were not materially correct.</p> <p><i>Effect:</i> Amounts reported in the Data Collection Reports in VMS were not materially correct, which may have an impact on the Authority's monthly Housing Choice Vouchers program funding.</p> <p><i>Auditor's Recommendation:</i> Management is updating their internal VMS reconciliation to properly reflect the correct General Ledger accounts that tie into the reconciliation and VMS report. We recommend the Authority compare the General Ledger, internally prepared reconciliation, and VMS report monthly to ensure all amounts are correctly reported and reflected.</p> <p><i>Grantee Response:</i> Management acknowledges the finding and the Authority will follow the Auditor's recommendation.</p> <p>(c)</p>
B.5	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>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 administers VASH vouchers, CoC vouchers, and FUP vouchers in our voucher inventory.</p> <p>The Agency continues to offer enhanced services to residents of all age levels. COVID-19 has impacted the in-person empowerment services, however the Community Services Department (CSD) has transitioned to virtual and call-in programming and services. The CSD has also partnered with local food banks and connected our seniors, disabled residents, and families, with food boxes and hot meals. We have worked with the school district to ensure youth have adequate access to internet and devices, and we have also collaborated with a local non-profit to provide parent support during this difficult transition. We continue to implement the FSS Program for all eligible clients. The agency also manages the ROSS program to support our public housing tenants, and we have a VISTA intern that is leading our efforts in addressing the digital divide in our communities.</p>

	<p>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. In 2011, The Agency owned or managed 774 affordable housing units. As of present, with in construction projects, we manage 1,082 unites, and by 2025 we anticipate 1,428 units. We believe increasing our owned and managed units will succeed in meeting our goals of providing safe, decent and affordable housing to those in need.</p> <p>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 PHA is utilizing the RAD program and other sources of funding to substantially rehabilitate public housing units' inventory-wide, while also converting their assistance to project-based Section 8 vouchers. The PHA will assess the feasibility of demo/disposition of various public housing units to continue to serve this need. The Agency may apply to become a Move to Work Demonstration Program.</p> <p>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.</p> <p>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.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(d) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>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.</p>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p>C.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See HUD Form 50075.2 approved by HUD on 10/01/2020.</p>