



Annual Report 2009

Housing Authority of the City of San Buenaventura





**Housing Authority
of the
City of San Buenaventura**
Edward L. Moses, Chief Executive Officer

BOARD OF COMMISSIONERS

Kay Doyle, Chair
John Polansky, Vice Chair
Harvey Champlin
Jill Fioravanti
Sanjuana González
Phyllis D. Kozel
Bill Watkins

To Our Customers, Stakeholders and Friends:

In fiscal year 2009, the Housing Authority of the City of San Buenaventura (HACSB) continued to implement its mission of providing attainable housing choice opportunities for deserving families. Working collaboratively with our customers, staff, partners and key stakeholders, the agency put forth its best effort to ensure that those choices were attainable in healthy, strong, vibrant and sustainable communities which had a mixture of housing choices and economic development opportunities for families of various income levels. An example of this is our partnering on the Working Artist Ventura (WAV). We worked cooperatively to ensure that 15 homeless families will live in the nation's first solar- and LEED-certified green building arts community.

During these difficult economic times, HACSB saw its waiting list for all of its affordable housing programs increase by 27 percent. We ended our fiscal year with all of our federal housing programs maxed out. All 716 public housing units were fully occupied with an average unit vacancy turnaround of 5.12 days. Our Public Housing waiting list grew from 1253 families in September 2008 to 1878 families in September 2009. Our Housing Choice Voucher program ended the year at a 99.83% lease up rate and its waiting list went from 2697 to 3144 families for September 2008 and September 2009 respectively. Even with this increase in need, HACSB never closed its waiting list and continued to actively pursue ways to get more affordable units on the ground.



Ed Moses
Chief Executive Officer

In our efforts to build more housing units, we sought out alternative methods of funding from sources other than federal public housing dollars. In addition to the 15 WAV supportive housing units that came on line in September 2009, we received financing this year to develop three projects totaling 69 units for families earning no more than 60 percent of the area median income (AMI). These new sources include tax credit combined with other public/private local and state financing programs. These units should be coming on line starting in the Spring/Summer of 2012.

Here at HACSB, we strongly believe that in order to have healthy, strong, vibrant and sustainable neighborhoods you have to also equally invest in the human capital that gives the neighborhood its vitality. To that end we provided personal, educational and economic development opportunities for our customers throughout the year.



Kay Doyle
Board Chair

In 2009 we saw the creation of a number of firsts: the start up of and contracting with a Resident-Owned Business (ROB), the completion of a leadership training summit and the implementation of a green jobs training program. These are among a number of successful programs offered by our Resident Services Department to position the families we serve to better gain access to essential commodities in the conventional market place in a manner that allows for the achievement of personal goals related to literacy and education, health and wellness, job training, employment and contracting opportunities that lead to economic self-sufficiency, homeownership and strong livable communities.

HACSB has also maintained its "High Performer" status by fully embracing and operating under its set of core values: Work Ethic, Integrity, Teamwork, Respect, Customer Service and Community. In 2009 we received scores of 91 and 145 (a perfect score) respectively from HUD under the Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP). We also saw our Standard & Poor's Issuer Credit Rating (ICR) rise from an "A" in 2008 to "A+" in 2009.

For over 60 years we have continually provided safe, secure, affordable and livable homes in strong neighborhoods to deserving families who live and work in the City of Ventura. We could never have done this without the support and cooperation of our customers, stakeholders, staff and partners. We would like to thank all of you; particularly members of the Ventura City Council and the City Manager and his staff, for the vital role you have played in the successful delivery of all services.

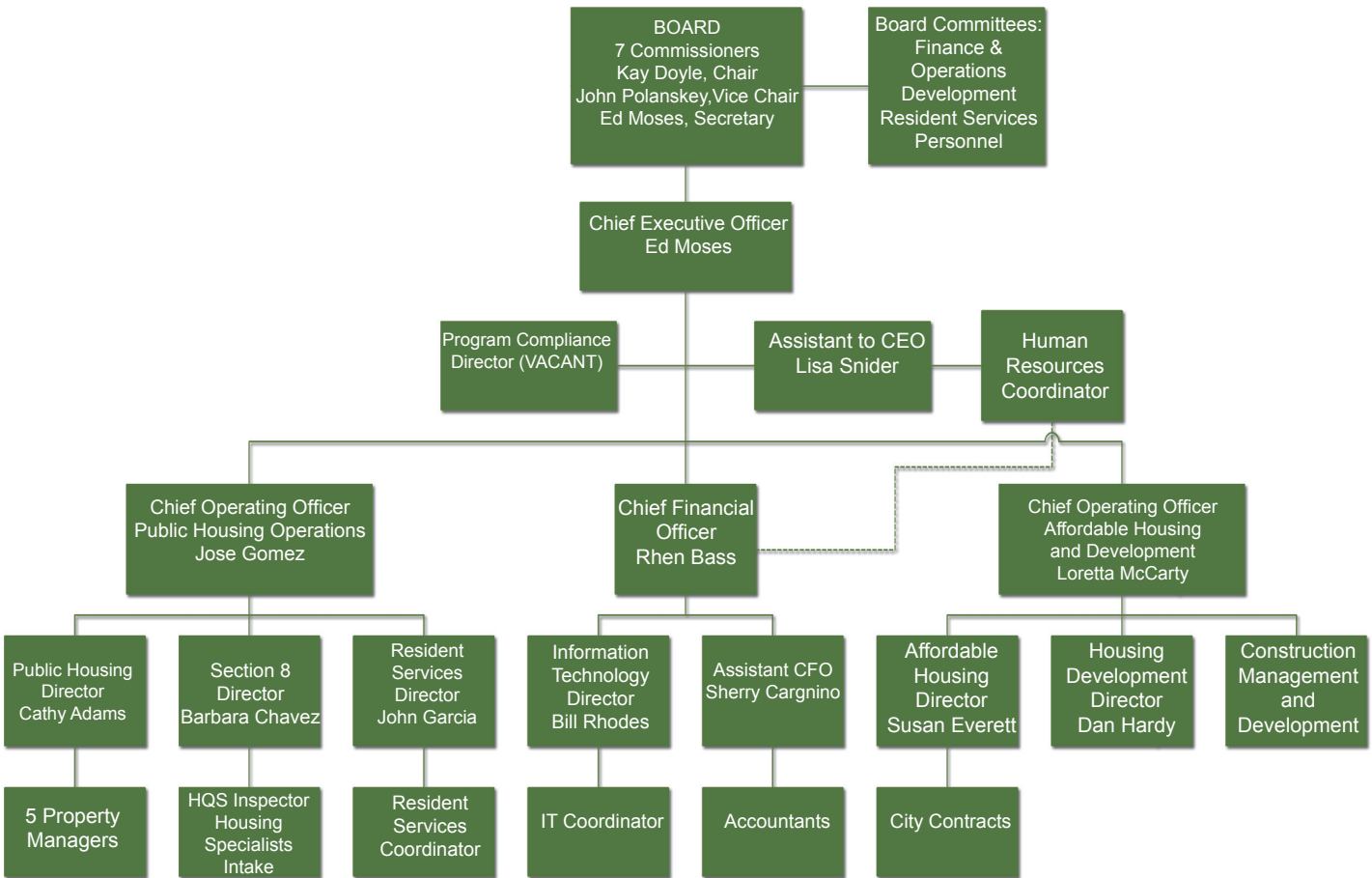
You have our heartfelt thanks. We look forward to working collaboratively with you in 2010, and may the New Year bring you happiness, good health and success!

Warm Regards,

Ed Moses, Chief Executive Officer

Kay Doyle, Chair of the Board of Commissioners

ORGANIZATIONAL CHART



HOUSING AUTHORITY HIGHLIGHTS FOR 2009

The Housing Authority of the City of San Buenaventura has served the needs of low income residents since 1949. We currently have 716 public housing units and 60 non-federal units, and we manage 1189 Section 8/Housing Choice Vouchers. We serve approximately 2000 low and moderate income families in the City of Ventura. These pages detail how our divisions performed in 2009.

Section 8/Housing Choice Voucher (HCV) Highlights:

The HCV program issues up to 1189 vouchers that provide financial assistance to qualified applicants to help them find affordable rental housing through private landlords.

The Department of Housing and Urban Development (HUD) recently reviewed the HCV program and found our agency to be a “High Performer,” the highest designation given by HUD. The most recent Section 8 Management Assessment Program review by HUD yielded a perfect score of 145, up from the 2008 score of 141.

The HCV division launched a new program contracting with City of Ventura Code Enforcement to conduct all annual housing quality standard inspections. This partnership benefits the agency with increased staffing efficiencies, benefits our participating clients with decent, safe and affordable housing stock in our community, and benefits landlords by ensuring timely inspections.

All HCV program staff received certified Fair Housing and Reasonable Accommodation training, which is essential to ensuring compliance within fair housing laws.

Resident Services Highlights:

The Resident Services Division has developed key community partnerships as follows:

The Boys & Girls Club provides after school programs to youth residents Kindergarten through 6th grade at our Westview facility. The United Way Volunteer Income Tax Assistance program provides low-income tax credit education and on-site tax preparation to our residents. Ventura Adult Continuing Education provides our residents with on-site English as a Second Language classes. Goodwill Industries provides our residents with skills in employment preparation, development and retention. Southcoast Fellowship’s City Kidz program provides community assistance and recreational and educational opportunities to our residents. The 12-week Etiquette Program, providing residents with cultural and life skills, continued this year. Arts, music and philosophy were added to the curriculum. The HCV Family Self Sufficiency Program continues to help residents reduce their dependence on public assistance, build their financial assets and increase economic self sufficiency.

Public Housing Highlights:

The Public Housing Division owns 716 public housing units and rents them at an affordable rate to qualified applicants.

HUD’s most recent review of the Public Housing Division returned a perfect score of all 40 points, and we were awarded the coveted “High Performer” status.

The Public Housing Self Sufficiency Program continues to assist residents reduce their dependence on public assistance, build their financial assets, and improve their economic self sufficiency.

***“Serving families in the
City of Ventura
since 1949”***

AFFORDABLE HOUSING AND DEVELOPMENT DEPARTMENT

The Development Division worked on the following projects:

- **Encanto Del Mar Apartments:** was awarded a \$9.5M grant from the State of California Department of Housing and Community Development to acquire the .74-acre site, which will consist of 37 apartments and office space, with an \$18M total development cost. Construction will begin in fall of 2010.
- **Westview Redevelopment:** selected co-developers, conducted a three-day design charrette with neighbors, residents and City planning staff to discuss plans to redevelop 180 public housing units and replace them with 300+ affordable housing units, at a \$120M total development cost. In 2010, LEED certification will be obtained as will City planning approval on Phase I.
- **Courtyards Apartments:** partnered with the non-profit Partners In Housing, who opened escrow on a 0.64 acre site, which will consist of 25 supportive housing units for adults with disabilities, with a \$9M total development cost.
- **Hansen Trust Farm Worker Apartments:** was awarded a \$102,000 grant from Ventura County Community Foundation for pre-development work on 22+ apartments for farm worker families, with a \$9M total development cost. City planning approvals will be obtained in 2010.
- **Soho Apartments:** received 9% tax credit allocation and plans to begin construction on 12-units of affordable rental housing in spring 2010.



The Revitalization Division accomplished the following:

- Received \$1.625 million in American Recovery and Reinvestment Act (ARRA) funds, which were used to modernize 224 public housing units.
- Received ARRA grant of \$1.79 million for the green retrofit of Santa Clara Apartments.
- Received Capital Fund 2008 grant of \$1.28 million for modernization of approximately 240 public housing units.

The Affordable Housing Division successfully fulfilled the following City Contract responsibilities:

- Affordable Housing Contract: achieved a 92% response rate to the Annual Occupancy Certification, achieved a 99% response from Affordable Rental properties and completed 16 Affordable Home sales.
- Housing Preservation Program Contract: completed one loan, currently processing five more, and in 2010, 10 more loans to low income homeowners will be completed.
- Mobile Home Rehabilitation Grant Program Contract: exhausted annual funding by completing nine loans and in 2010 20 more loans to low income mobile homeowners will be completed.
- Ten Year Strategy to End Homelessness Contract: established a HomeShare Program in the City of Ventura to match those with rooms to rent to those who need low-cost housing solutions.



Left: Ed Moses, staff, residents and city officials discuss the plans for the proposed Westview redevelopment

FINANCIALS

Housing Authority of the City of San Buenaventura

STATEMENT OF REVENUE, EXPENSES & CHANGE IN NET ASSETS For the Fiscal Year Ended September 30, 2008

OPERATING REVENUE:

Tenant Rental Income	\$ 3,284,819
Federal Grants	15,596,506
Other Operating Income	<u>774,390</u>
TOTAL OPERATING REVENUE	<u>19,655,715</u>

OPERATING EXPENDITURES:

Administration	3,774,505
Tenant Services	259,628
Utilities	500,924
Maintenance & Operations	1,491,458
General Expense	568,748
Housing Assistance Program	11,867,671
Depreciation	<u>1,350,654</u>

TOTAL OPERATING EXPENDITURES	<u>19,813,588</u>
-------------------------------------	--------------------------

NET OPERATING INCOME (LOSS)	(157,873)
------------------------------------	------------------

NON-OPERATING REVENUE (EXPENSE)

Interest & Investment Income	19,627
Interest Expense	(26,500)
Capital Contributions	<u>695,664</u>

NON-OPERATING REVENUE (EXPENSE)	<u>688,791</u>
--	-----------------------

CHANGE IN NET ASSETS FOR THE CURRENT YEAR	<u>\$ 530,918</u>
--	--------------------------

STATEMENT OF NET ASSETS As of September 30, 2008

ASSETS

Current Assets:	
Unrestricted Cash & Cash Equivalents	\$ 1,579,326
Restricted Cash & Cash Equivalents	1,928,129
Accounts Receivable, Net	194,653
Prepays & Other Assets	35,229
Inventory	<u>49,428</u>
Total Current Assets	<u>1,858,636</u>

Non-Current Assets:

Capital Assets:	
Land	5,140,603
Building and equipment	50,451,688
Construction in progress	2,088,777
Less accumulated depreciation	<u>(25,053,323)</u>
Capital Assets, net	<u>32,627,745</u>
Total Non-Current Assets	<u>32,627,745</u>

TOTAL ASSETS	<u>36,414,510</u>
---------------------	--------------------------

LIABILITIES & NET ASSETS

Current Liabilities:

Accounts Payable	127,298
Accrued Liabilities	172,008
Intergovernmental Payables	256,042
Tenant Security Deposits	179,562
Deferred Revenue	23,383
Other Liabilities	<u>577</u>
Total Current Liabilities	<u>758,870</u>

Non-Current Liabilities

Notes Payable	788,981
Accruals & Other Non-Current Liabilities	259,405
Compensated Absences	<u>147,520</u>
Total Non-Current Liabilities	<u>1,195,906</u>

Net Assets:

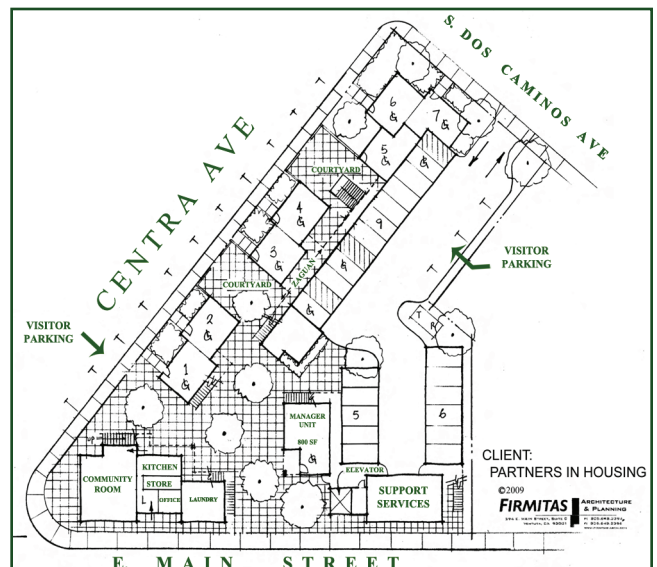
Invested in Capital Assets, Net of Related Debt	31,838,764
Restricted Net Assets	1,514,539
Unrestricted Net Assets	<u>1,106,431</u>
Total Net Assets	<u>34,459,734</u>

TOTAL LIABILITIES & NET ASSETS	<u>\$ 36,414,510</u>
---	-----------------------------

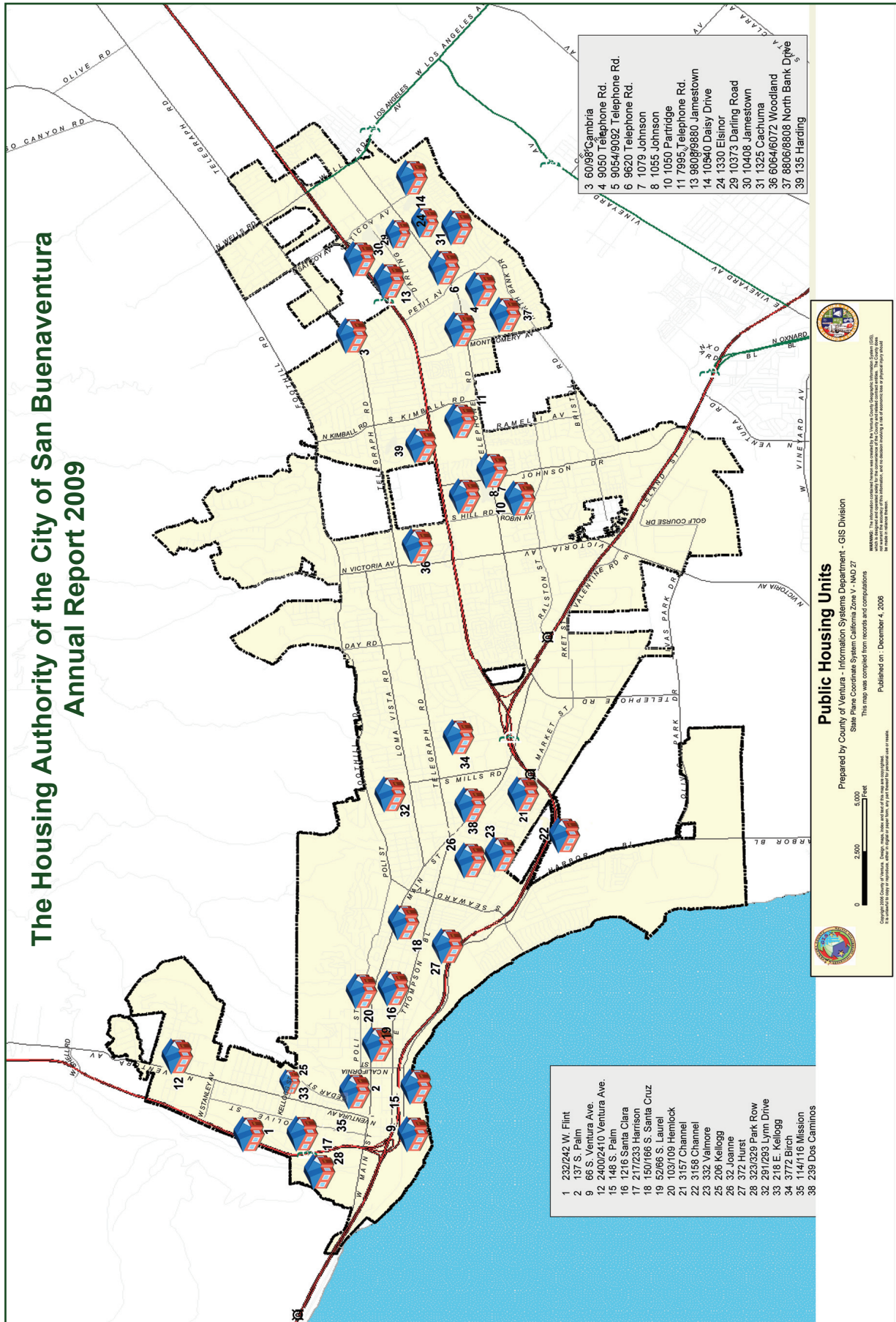


Above: Working Artists Ventura (courtesy photo provided by PLACE).

Right: Architectural rendering of the 25-unit Courtyards Apartments.



The Housing Authority of the City of San Buenaventura Annual Report 2009



MISSION STATEMENT

The mission of the Housing Authority of the City of San Buenaventura is to be the catalyst for developing, administering and maintaining attainable housing and to serve as an advocate for the housing needs of the residents of the City of Ventura.

We will achieve our mission by:

- Being a catalyst for developing, administering and maintaining housing that is attainable to low, and moderate income, workforce, elderly, disabled and other special needs households.
- Serving as an advocate for the housing needs of our community.
- Promoting family self-sufficiency and asset development for program participants in cooperation with local service agencies and organizations with emphasis upon upward mobility programs.
- Improving community quality of life for our clients, especially the elderly and disabled.
- Ensuring equal opportunity in housing for residents in our community
- Maintaining Authority properties to high performer standards.
- Operating the Authority in an efficient, ethical, financially sound and professional manner.
- Establishing and maintaining partnerships with Authority stakeholders.

BOARD OF COMMISSIONERS

Kay Doyle
Chair

John Polanskey
Vice Chair

Harvey Champlin
Commissioner

Jill Fioravanti
Commissioner

Sanjuana Gonzalez
Resident Commissioner

Phyllis D. Kozel
Resident Commissioner

Bill Watkins
Commissioner

EXECUTIVE OFFICE & PUBLIC HOUSING
995 Riverside Street, Ventura, CA 93001
Phone: (808) 648-5008
Fax: (805) 643-7984



www.hacityventura.org

