Annual Report
2012

Housing Authority of the City of San Buenaventura

<u>CommUnity</u>



The Housing Authority of the City of San Buenaventura (HACSB) is a dynamic organization and has served the needs of low income residents since 1949. With 718 public housing units, 1,374 Section 8 vouchers and 109 non-HUD housing units, we serve over 2,200 families in the City of Ventura.

In this report, you will find amazing successes of outreach and support in collaboration with community partners and HACSB personnel and programs. From the grand opening of the Encanto del Mar 37-unit new housing development, to bringing the mobile medical clinic to our Westview residents, to establishing a youth golf program and making our communities safer through the Community Emergency Response Training (CERT), you will see how HACSB is meeting the challenges and providing meaningful services to our clients. While our challenges are great, we embrace the opportunity to serve in new and better ways

In times of change, we must reassess the way in which we provide housing assistance. To prepare for the challenges of tomorrow, we must redefine public housing, and we must adopt a more entrepreneurial way of doing business. Refocusing the agency provides a renewed commitment to our core mission of providing housing assistance for the low and moderate income residents of our city.

Moving in this direction requires the redevelopment of obsolete public housing communities that no longer meet the quality of life standards and needs of our residents. The results of our new efforts will be the delivery of high-quality affordable housing with increased opportunities for residents.

The HACSB team is dedicated to building stability and capacity throughout all levels of our high-performing organization, as evidenced by the fact that both the Public Housing and Section 8 programs earned high performer status from the U.S.

Department of Housing and Urban Development (HUD) in 2012. In addition, HACSB received a clean audit of our 2012 financial statements and programs. These accomplishments and results reflect the tremendous work of our employees and the cooperation and support of our residents. HACSB is committed to retaining and strengthening public trust and the value we provide the City and its residents.

Over the past 64 years, we have provided housing assistance in Ventura utilizing traditional programs funded by HUD: Public Housing and Section 8 (also known as Housing Choice Voucher). Our public housing communities were built in the early 1950s to serve a city that was very different from our city today. Our community has changed, and in recognition of these changes, our agency is working to meet the new challenges of housing Ventura's residents.

BUCK \$MM_

Denise Wise, CEO, and John Polanskey, Board Chair

BOARD OF COMMISSIONERS

Harvey Champlin, Vice Chair Jenny York, Resident Commissioner

What we do







Encanto del Mar

During 2012, the Housing Authority completed construction of Encanto del Mar (EDM), the agency's third non-profit development. The primary source of funding was federal foreclosure funds - the Neighborhood Stabilization Program. Using these funds, a foreclosed market-rate condominium project slated for downtown Ventura was redesigned to become a 37- unit affordable

rental project.

The Housing Authority of the City of San Buenaventura is one of the few agencies in California building new affordable housing in this challenging economy. The elimination of redevelopment agencies has greatly impacted affordable housing programs throughout the state.

The agency initiated a different property management model and recruited a new employee to live on the premises as a resident manager. Alex Garcia is an important part of the EDM team, ensuring tax credit compliance and property maintenance and construction warranty work for

our investment partners. More importantly, his presence at the property provides the residents of this multi-family complex a place to ride scooters, gather under greenery in the patios, learn computer skills, attend parenting classes and plant vegetables in the community garden.



Castillo del Sol

On just over a half acre in Ventura's Midtown Corridor, this site will be developed in partnership with McCarthy Companies to include one structure surrounded by a common courtyard. The design provides 39 studio/efficiency apartments of less than 500 square

Westview Revitalization

In partnership with Bridge Housing as our co-developer, KTGY, the project's architect, is beginning to work on the first phase of the project, which includes:

- Demolition of 47 units
- New construction of 120 senior and family apartments in twoand three-story buildings
- Phase I public use spaces, which may include a public library, performance space and child care facility (dependent on land availability and financing)

The materials needed to submit the application to the HUD Special Applications Center (SAC) for the demolition-disposition approval are nearly complete. These include: NEPA clearance, a cost analysis justifying the need for demolition, and an appraisal. The agency will likely be ready to submit the demo-dispo application to HUD in March, and approval should take three months.

Due to design, planning and permit approvals, the soonest that relocation and construction could begin is spring 2014.



feet each and one 2-bedroom resident manager's unit. A 2,500 square-foot space will be available for counseling and management offices. A community room, community garden and courtyard in the center of the site will provide a guiet outdoor location secluded

from street traffic. Exterior materials, architectural character and color palette will create a sense of social and contextual integration of the residents into the community as a whole. A small dog rest area is also planned as an amenity to be shared with the neighbors.

Rental Assistance Demonstration Project (RAD)

RAD is a central part of the Department of Housing and Urban Development's (HUD's) rental housing preservation strategy, which works to preserve the nation's stock of deeply affordable rental housing, promote efficiency, and build strong, stable communities. RAD is a limited demonstration and will be rigorously evaluated to assess the viability of these approaches in preserving affordable housing. This demonstration project allows Public Housing properties to convert to long-term Section 8 rental assistance contracts

The agency proposes to convert 140 units to a rental assistance contract. These units consist of 100% senior/disabled population, therefore 100% of the units can receive rental subsidy:

The Palms	75 units
Mission Park	53 units
Training for Independent Living	14 units (2 are offices)
Total	140 units

Did you know?

The agency's waiting list is three to five years. The agency only has 716 public housing units. The last 20-unit complex was built in 1984 when the city had a population of 85,300. Ventura is now a city of approximately 107,500 people, and no additional public housing units have been added to the inventory. However, more affordable housing is slowly being added to the community through the agency's non-profit, which has added 87 units to the affordable housing inventory.

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Making a difference in peoples' lives

The agency strives to be stewards of their residents' good health and well-being. As such, a number of programs have been introduced and are making a difference.

Smoking Cessation

In collaboration with Ventura County Public Health, smoking cessation classes have been offered to help prepare residents for the implementation of a smoke-free policy that will take place in two buildings. This will help to protect the property from damage and fire danger, as well as to help protect all residents from secondhand smoke exposure. The overall goal is to provide a safe, clean, socially responsible living environment for all residents.

Zumba

A Zumba fitness class launched at Westview Village in the spring of 2012. Interest in the high-energy class grew rapidly, prompting residents to request additional class

> days. Expansion of the class schedule took

place in the summer of 2012 with one additional class day available to residents each week. Zumba exercise and fitness continues to provide residents an opportunity to stay healthy.

Mobile Medical Clinic



The agency partnered with Landon Pediatric Foundation and received a health care planning grant in January 2012 to conduct a medical needs assessment. A total of 600 surveys were distributed in the Westview area. An on-site mobile medical clinic provided routine physical exams, blood pressure checks, vision and hearing screenings, glucose testing, prostate exams, mammograms, PAP screenings and school immunizations.

Health Care Agency **Dental Fair**

Ventura Counties Dental Foundation, an on-site dental fair at Westview Village provided routine dental screenings, fluoride treatments, oral health education, tooth brushes, tooth paste and floss to approximately 50 resident participants at no charge.

In partnership with Santa Barbara/

"The mobile clinic has effectively helped us identify barriers

and has provided an opportunity for early detection of chronic

diseases, health education and referral to a patient-centered

medical home in their community." – Dr. Landon, Ventura County

Community Emergency Response Training

Community Emergency Response Training (CERT) was offered to residents and staff through the local fire department. CERT provides individuals with knowledge in disaster preparedness, fire suppression, triage, and search and rescue. In 2012, seven residents and staff graduated from the CERT program. Residents Carl Davis and Gloria Mendenhall were recognized by the Department of Homeland

Security for their CERT education as well as for their door-to-door outreach within the community. Live fire drills will be conducted in the spring of 2013.

Veterans Voucher Program

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). The VA provides these services for participating veterans at VA medical centers and community-based outreach clinics. The agency currently has 75 VASH vouchers with a current total utilization rate of 60%. The agency recognizes that veterans are in need of quality affordable housing and works diligently with the local VA representative to fulfill that need.

"I was laid off and my unemployment ran out. We gave up our apartment because we couldn't afford the rent and were living out of our car. My wife was able to keep her job working with the disabled, but my health got bad. As a veteran, I felt lost and was ashamed of our situation. Through Ventura County Homeless Services and the HUD-Veterans Administration Supportive Housing Program, my wife and I will be able to regain our dignity. We are motivated to succeed!"



2012 Annual Report

Community Garden

In 2012, a Community Garden Club was organized by the Resident Services department in partnership with the Community Garden Residents. A public garden has proven to be a positive way to promote healthy and active lifestyles among the residents. There are currently nine dedicated participants growing and harvesting healthy organic fruits and vegetables that are used in meal preparations in their homes. The club meets bimonthly or as needed to discuss garden issues or concerns. Overwhelming interest in joining the club has created a waiting list and plans to expand the garden by adding additional plots.

"The use of the Westview Community Center on Saturdays has expanded and improved our program capacity and quality."

-- Sahrah Hodges, New West Harmony



Golf Program

A non-traditional sport to public housing residents was offered by way of a youth golf program. Six participants were taught basic golf skills during the seven-week series. The instructor, a former PGA player, provided resident youth with a safe and positive environment where they could thrive. The agency's Resident Services department is currently looking to expand the program, which will begin again in the spring/summer of 2013.



CityKidz provides on-site recreational activities for youth and distribution

of clothing and groceries for family members. In 2012, CityKidz expanded

their outreach from one public housing site to three. In the works for 2013

is the addition of a CityKidz-hosted community support group on-site at

Boys & Girls Club

CityKidz

Westview Village

The Boys & Girls Club continues to build community by providing recreation, homework, tutoring and assistance to resident youth. The partnership between the on-site Boys & Girls Club continues to thrive. With the donation of a reading room, addition of a computer lab and expansion of activities, the Boys & Girls Club is at capacity with a waiting list.



Music Program

The New West Symphony provides on-site music classes each Saturday to residents of Westview Village. Participants receive music instruction weekly and participate in events throughout the year. In December 2012, musicians of the New West Symphony Orchestra provided a Winter Recital to a packed crowd at Sheridan Way School.



Green Program

In partnership with sponsor Environmental Green Industries, LLC, the Resident Services department organized and offered green construction training to residents in 2009. In 2012, utilizing the skills obtained from the training, a green resident team was employed to renovate a non-HUD subsidized housing site managed by the Housing Authority. The team replaced windows and painted apartments, thus creating more energy-efficient units.



Resident Sucess Story

Daisy Angelica Cardona started playing soccer at age 4. At age 10, she started playing club soccer. In high school, she played varsity soccer all four years. "One of the best soccer memories of mine was winning the CIF title my senior year at Buena. It was a great way to end my high school career," says Daisy, who has lived in public housing her whole life.

This year, Daisy will graduate from Ventura College with an AA degree and will transfer to the University of Oklahoma on a full soccer scholarship with hopes of becoming a physical therapist and a soccer coach. Another goal that's high on her list: to try out for the Mexican National team and play for them. She says she owes much of her success to her family.

"My parents mean the world to me. They have always been there for me when I've needed them, whether I needed help in school, soccer or life. They are the ones who have made it possible for me to continue playing and doing what I love. She says her parents have served as excellent role models. "They inspire me to become a better person, work hard and help others around me."

Daisy's story is one of hope and inspiration. Her hard work, dedication and hope of future success will surely inspire others to follow in her footsteps.

Diane Lopez recently responded to a last-minute request from our investor to audit Soho. Her extra efforts after hours and can-do attitude in her capacity as Affordable Housing Manager resulted in an "A" rating. Her impeccable attention to detail recently resulted in a commendation from the state's Housing and Community Development department for having the best files that they had audited. She consistently demonstrates a positive outlook, looking for opportunities to assist, diving into each assignment with enthusiasm and looking at each assignment as an opportunity to learn new information and find creative solutions. Julia Terry was the initial property man-

Our Staff

At the end of 2012, the Housing Authority recognized three employees for excellence on the job. Diane Lopez, Julia Terry and Martina Villa were chosen because of their strong customer service skills and willingness to go the extra mile.

Julia Terry was the initial property manager of Chapel Lane Apartments and set up detailed policies and procedures to satisfy investor/lender requirements. When Soho Apartments came on line, Julia assumed responsibility for management of that property as well. Julia assisted in the seamless transition of her property management responsibilities to the public housing staff to update files, fill vacancies and conduct annual recertifications. As this work wound down, Julia began assisting with City Programs, and was then asked to reduce that effort to assume property management for Chapel Lane on an interim basis. Demonstrating team spirit and the desire to provide assistance where needed, Julia again enthusiastically said, "Yes, I can help."

Martina Villa stepped up to the plate as Housing Choice Voucher Specialist to take on an increased work load when one co-worker retired and another went out on medical leave. She quickly identifies problems, but presents solutions in a positive manner. Although she is not a supervisor, she took it upon herself to mentor and encourage the receptionist, thus raising that employee's knowledge and level of ability to provide quality support to the whole department. She consistently displays a sense of teamwork and unity which has rippled throughout the department.



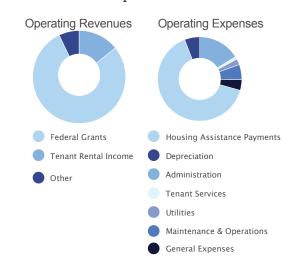
By the numbers

Traditional funding sources are declining and less predictable. A fee-for-service funding model will be implemented in 2013-14. This new funding method will lessen administrative costs to the agency and provide additional resources.



Fiscal Year Ending on September 30, 2012			
	Enterprise Fund	Component Unit	
Assets			
Cash	\$4,257,262	\$342,700	
Receivables, Net	\$430,107		
Other Current Assets	\$87,854	\$1,534	
Land, Building, & Equipment	\$23,874,971	\$2,452,662	
Construction in Progress	\$5,356,561		
Notes Receivable	\$4,369,865		
Total Assets	\$38,376,620	\$2,796,896	
Liabilities			
Accounts Payable	\$32,893	\$1,197	
Other Current Liabilities	\$222,733	\$5,455	
Tenants Security Deposits	\$201,024	\$17,053	
Interprogram Payable	\$267,404	\$87,854	
Deferred Revenue	\$1,980	\$1,344	
Notes Payable, Current	\$800,000	\$3,493	
Notes Payable, Net of Current	\$102,000	\$2,786,925	
Other Non Current Liabilities	\$517,937	\$5,769	
Total Liabilities	\$2,145,971	\$2,909,090	
Net Assets			
Invested in Capital Assets	\$29,231,532	\$ (337,756)	
Restricted Net Assets	\$954,930		
Unrestricted Net Assets	\$6,044,187	\$225,562	
Total Net Assets	\$36,230,649	(\$112,194)	
Total Liabilities & Net Assets	\$38,376,620	\$2,796,896	

The 2012 Audit Report was clean and did not report or identify any audit findings, issues or management letter recommendations. Moreover, the finance subsection of the Public Housing Assessment System (PHAS) scored 24 out of 25 points.



Statement of Revenues, Expenses, & Changes in Net Assets (Audited) Fiscal Year Ending on September 30, 2012

	Enterprise Fund	Component Unit
Operating Revenues		
Tenant Rental Income	\$3,201,969	\$294,776
Federal Grants	\$17,742,251	
Other	\$1,601,392	
Other Operating Income		\$113,494
Total Operating Revenues	\$22,545,612	\$408,270
Operating Expenses		
Administration	\$3,691,106	\$271,117
Tenant Services	\$249,723	\$61
Utilities	\$507,331	\$16,521
Maintenance & Operations	\$1,350,136	\$33,168
General Expense	\$932,529	\$27,254
Housing Assistance Payments	\$14,840,353	
Depreciation	\$1,342,098	\$80,087
Total Operating Expenses	\$22,913,276	\$428,208
Total Operating Surplus (Deficit)	(\$367,664)	(\$19,938)
Non Operating Revenues (Expenses)		
Interest & Investment Income	\$67,542	\$37
Interest Expense	(\$28,000)	(\$14,320)
Total Non Operating Revenues (Expenses)	\$39,542	(\$14,283)
Income (Loss) Before Contributions	(\$328,122)	(\$34,221)
Capital Contributions	\$924,700	
Change in Net Assets For Year	\$596,578	(\$34,221)
Total Net Assets Beginning of Year	\$35,634,071	(\$77,973)
Total Net Assets End of Year	\$36,230,649	(\$112,194)