



VERY

HOUSING AUTHORITY

REAL

OF THE CITY OF

NEED

SAN BUENAVENTURA

2016 ANNUAL REPORT



VERY REAL NEED

We live in one of the least affordable counties in the country. That's real. Conversely, government funding for public housing is down. That's real too. Caught in the middle are people, very real people—families and children, the elderly, and special needs individuals. Indeed, they could be any one of us—in very real need of affordable housing. To make a difference, we at the the Housing Authority realized the need to innovate our approach to public housing and we have. We also understood the need to better educate our clients and community landlords about affordable housing options and we have. Most importantly, as we recently broke ground on our largest redevelopment project ever, we are addressing the very real needs of us all—to be part of a community that cares for all who call it home. Still, we know we need to do more. Because there will always be—a very real need.

Introduction Letter



The Housing Authority of the City of San Buenaventura (HACSB) is committed to working with the residents we serve as well as the greater Ventura community to construct and improve safe and sustainable affordable housing developments.

To that end, and after almost ten years of planning, we are excited, as this year saw the start of Phase I of our Westview Village redevelopment project. It is through the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) initiative that we are able to start Westview Village, the oldest public housing development in the city of Ventura. It is over 65 years old and no longer meets the needs of its residents or the community. The first phase of deconstruction and construction began in January 2017. This project is the most innovative and ambitious project the Housing Authority has undertaken to date and represents over \$59 million dollar investment in new affordable housing.

When imaging the redevelopment of the property, it became a moral imperative for the Housing Authority to ensure that it included sustainable building practices and resource conservation measures. The Housing Authority integrated three important components to meet that imperative. The project will include photovoltaic systems, greywater systems for landscaping, and will qualify for LEED-Neighborhood Development designation. It will be the first in the City of Ventura and County to carry all three features in a multifamily project. The Housing Authority has once again raised the bar for development!

To prepare the site for the January 2017 construction start date, 63 households had to be relocated. All departments of the Housing Authority worked with the relocation consultants and our residents to have all families relocated by the January 2017 date. We are very proud of two families who were able to transition from subsidized rental housing to homeownership. The first phase of the project should be completed in June 2018.

Education is key to breaking the cycle of poverty. To ensure that the Housing Authority plays a central role in promoting education, the Housing Authority has awarded competitive academic scholarships to resident students for the last three years. To ensure a stream of funding for the scholarship fund, the Housing Authority hosted its first ever Haunted Housing Annual Run in October 2016. The proceeds from the Fun Run, which will be held the weekend of Halloween annually, benefits the Scholarship fund while providing costumed runners with a scary good time!

The HACSB remains fully dedicated to its residents and program participants and seeks to build on what we have accomplished in the past year. HACSB is creating opportunities and improving the quality of life for our community, through sustainable building projects, programs geared toward stimulating resident self-sufficiency and strong fiscal practices.

We want to acknowledge the efforts of the community we serve as well as our staff and stakeholders for their partnership and collaboration. We are appreciative for the vision and dedication of our volunteer Board of Commissioners, who have pushed us to re-envision HACSB's roles and set ambitious goals; the hard working staff; our residents and stakeholders in making the City of Ventura a thriving community.

[We invite you to read our Annual Report.](#)

John Polansky,
Board Chair

Denise Wise,
Chief Executive Officer



131 1-4 BEDROOM UNITS

18 2-3 3-STORY GARDEN STYLE UNITS



19 1 - BEDROOM UNITS

61 2 - BEDROOM UNITS

40 3 - BEDROOM UNITS

11 4 - BEDROOM UNITS




VILLAGES AT WESTVIEW

Constructed in 1959, Westview Village was the model of public housing in the post war era—neat rows of modest homes, uniformly spaced along a grid of long unbending, residential blocks. But while Westview—the Housing Authority’s largest and oldest public housing property in Ventura—fit previous notions of what public housing needed to be, today we understand that affordable housing needs to be something very different. Yes, we simply need to build more units, but we also need to build real community.

To accomplish this, we partnered with BRIDGE Housing Corporation to convert the site to nonprofit ownership through HUD’s Rental Assistance Demonstration (RAD) program, and proudly broke ground on the first phase of redevelopment of Westview Village in December 2016. Eventual plans will see the transformation of the 20 acre site and its 180 units into 320 revitalized new units—along with new parkways, new streets, new community

spaces, and new recreational amenities. Located near Ventura’s downtown and transit, residents will also benefit from easy access to employment opportunities, and many community and commercial services.

Situated on 7.67-acres, Phase I will consist of 131 new modern one- two- three- and four-bedroom units located in 18 two- and three-story garden style buildings and, along with all phases, will be certified to USGBC LEED for HOMES Platinum, adhering to  sustainable design principles for design, construction and operations. Notable sustainable design features include onsite renewable energy generation and greywater for irrigation.

Slated for completion in June 2018, Phase I will enable families from subsequent phases to relocate onsite, thereby facilitating construction plans for Phases II, III and IV. Phase II will provide 50 units of senior housing, Phase III will provide 103 units of family housing, and Phase IV will create homeownership opportunities for entry level buyers. Still, more than affordable housing for those in very real need, the Villages at Westview will foster a very real community that will benefit all who call Ventura home. ■■■



VERY REAL

Castillo Del Sol



39 STUDIO APARTMENTS

1 2,500 SQ FT. MULTIPURPOSE SPACE

Homelessness in Ventura is not just a statistic. Nor is it an issue just for our social services agencies. The homeless are people, very real people in need of assistance. And for individuals with special needs, their challenges—especially that of living independently—are just as real. Castillo del Sol, our service-enriched efficiency apartment development with rent subsidy, addresses these needs.

Developed for a target population that includes veterans, the developmentally disabled, mentally ill, formerly homeless, and the elderly, Castillo comprises 39 studio apartments, a two-bedroom manager apartment, and a 2,500 square foot multipurpose space that includes offices for social service providers. HACSB coordinates services provided by the Ventura County Homeless Services Program; Ventura County Behavioral Health, and the Tri-Counties Regional Center.

Construction on Castillo began in December 2014 and was completed in January 2016, with construction and permanent lending provided by Montecito Bank & Trust. Additional financing was provided by the Federal Home Loan Bank Affordable Housing Program through Montecito Bank & Trust, Ventura County, and Partners in Housing. The tax credit investor is the National Equity Fund (NEF). The contractor and co-developer was McCarthy Companies. The architect was Mainstreet Architects + Planners. Meeting the very real needs of Ventura, the project was fully occupied by January 31, 2016. ■■■

JOHNSON GARDENS



101 FULLY RENOVATED APARTMENTS

34% INCREASE IN ENERGY EFFICIENCY

How a community cares for its elderly and assists its disabled is a testament to the people and character of that community. At HACSB, we understand this very real responsibility and brought together the necessary partners to combine two existing projects—Johnson Villas, located at 1055 and 1079 Johnson Drive, and Gregory Gardens, located at 9620 Telephone Road—to make a difference in Ventura.

Completed through the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program, this new \$5,000,000 project saw the complete rehabilitation of apartment interiors as well as energy efficient upgrades inside and out, resulting in a 34% increase in energy efficiency according to Energy Upgrade California. As a result, today 101 low and extremely low income senior and disabled households can call the new Johnson Gardens home.

Financing was provided by construction lender and investor, Union Bank, with additional financing provided by City of Ventura HOME funds, and HACSB loans. The project also received an allocation of 4% Low Income Housing Tax Credits in November 2014 from the California Tax Credit Allocation Committee, and a bond allocation from the California Debt Limit Allocation Committee.

Perhaps most important, however, was the ease with which the project was completed and the happiness that it brought to our residents, proving that if you care for everyone in your community good things will grow. ■■■

COMMUNITY

WAYS TO DONATE 2017 1ST ANNUAL SCHOLARSHIP RUN

RAISING OVER \$8,000

The lack of affordable housing in Ventura County is a scary thing—not only for families, seniors, and the disabled in very real need, but for all of our communities as a whole. But we refused to be frightened and through our associated resident services non profit, Cocina Sin Fronteras, hosted our 2017 1st Annual Haunted Housing Run/Walk

on October 29, 2016—raising over \$8,000 for the HACSB's Scholarship Program. Now entering its third year of providing support to college-bound low income students currently living in HACSB affordable communities, the HACSB Scholarship Program provides six scholarships per year to HACSB's residents: three for students attending a four-year college/university, and three for students attending community college or technical/vocational school. Because we believe in very real opportunities.



Master of Ceremony Commissioner Jim White and CEO Denise Wise



Runners prepare for the run



Runners take off in the 1st annual haunted house run



YEAR TWO OF HACSB'S ANNUAL SCHOLARSHIP PROGRAM

Family, friends, educators, HACSB Commissioners & staff, together with field representatives from State and Senate offices gathered together to celebrate our 2016 recipients at the Crowne Plaza Hotel on the evening of Tuesday June 21st.

FOUR AWARDS WERE PRESENTED THIS YEAR TOTALING

\$5,500

BRAD HUDSON
Senior Field Representative,
Congresswoman Julia Brownley
(CA-26)

MICHAEL MACDONALD
Field Representative,
Senator Hannah-Beth Jackson

Bridget Maynez

Mikaela McCowan

Luz Ruiz

Daisy Sumaya

Bridget Maynez and Luz Ruiz received awards of \$750. Bridget plans to pursue a career in Theatre Arts and Luz in Engineering. Daisy Sumaya and Mikaela McCowan received awards of \$2,000. Both Daisy and Mikaela are pursuing careers in Psychology.



VERY REAL FUTURE

VERY REAL LEADERS

Board of Commissioners



John Polansky
BOARD CHAIR



Jim White
VICE CHAIR



Bill Cornell
COMMISSIONER



Barbara Keller
RESIDENT COMMISSIONER



Selfa Saucedo
COMMISSIONER



Karol Schulkin
COMMISSIONER



Wanda Sumner
RESIDENT COMMISSIONER

Executive Team



Denise Wise
CHIEF EXECUTIVE OFFICER



Loretta McCarty
DEPUTY DIRECTOR OF REAL
ESTATE DEVELOPMENT
RET. 2017



Rhen Bass
CHIEF FINANCIAL OFFICER



Nick Birck
POLICY AND
COMMUNICATIONS
AFFAIRS MANAGER



Chris Beck
GENERAL COUNSEL

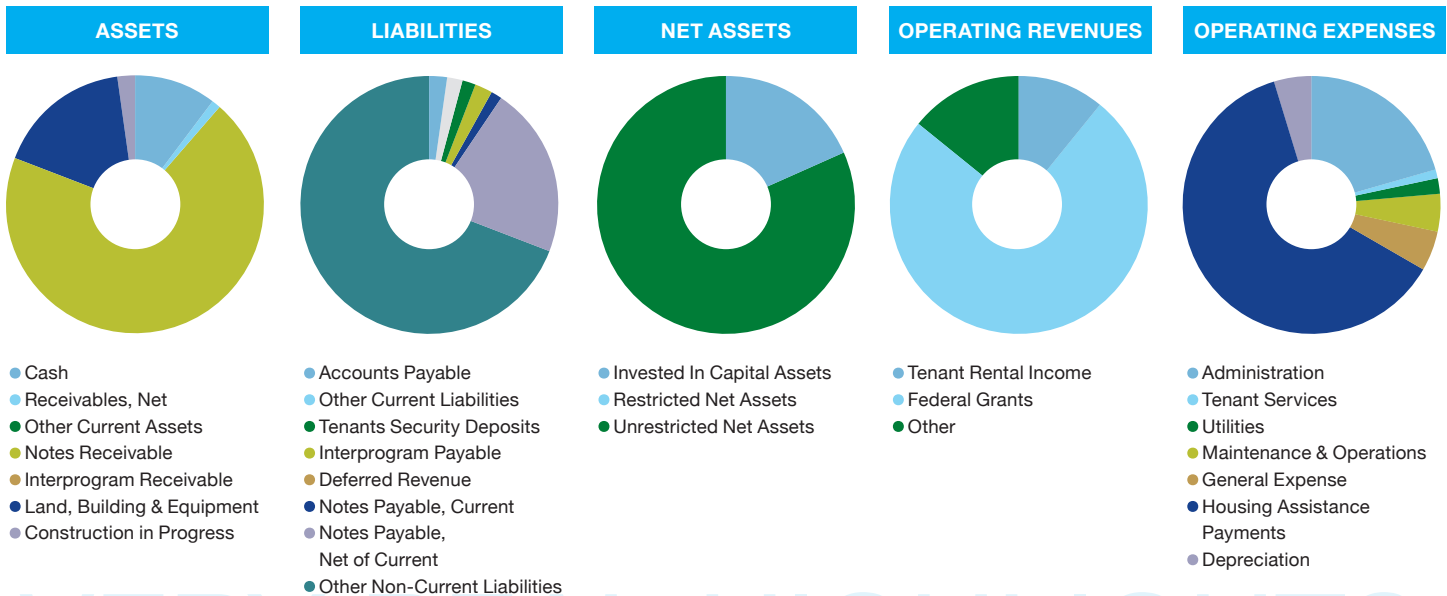


Cheryl
HUMAN RESOURCES
MANAGER



David Montes was nominated for Employee of the Year for his outstanding work and dedication to the agency.

David Montes has taken on projects with pleasure and has worked tirelessly on transitioning residents at Westview Village. He has given so much of his time and attention to the residents and it truly shows that they appreciate that when speaking with them. He goes above and beyond with his customer service skills, not only residents, but everyone involved. It is a pleasure to work with him on this project and he continues to show that he is dedicated to the agencies mission. Apart from always bringing laughter to our lives (and to meetings), you can always count on David to follow through and put the residents first.



VERY REAL HIGHLIGHTS

STATEMENT OF NET ASSETS (Audited)

For Fiscal Year Ended September 30, 2016	*Enterprise Fund	*Component Unit
ASSETS		
Cash	\$ 9,237,688	\$ 1,097,676
Receivables, Net	1,060,486	-
Other Current Assets	75,194	3,427
Notes Receivable, Net of Current Portion	62,004,945	-
Interprogram Receivable	23,408	-
Land, Building & Equipment	15,170,321	1,807,901
Construction in Progress	1,749,834	-
TOTAL ASSETS	\$ 89,321,876	\$ 2,909,004
DEFERRED OUTFLOWS OF RESOURCES	\$ 1,241,032	-
LIABILITIES		
Accounts Payable	\$ 205,577	5,594
Other Current Liabilities	184,542	3,189
Tenants Security Deposits	132,816	16,901
Interprogram Payable	195,126	23,408
Deferred Revenue	5,882	1,448
Notes Payable, Current	127,257	50,982
Notes Payable, Net of Current	1,901,754	2,142,558
Other Non-Current Liabilities	6,097,363	2,990
TOTAL LIABILITIES	\$ 8,850,317	\$ 2,247,070
DEFERRED INFLOWS OF RESOURCES	\$ 207,362	-
NET POSITION		
Invested In Capital Assets	\$ 15,106,994	\$ (385,639)
Restricted Net Assets	-	-
Unrestricted Net Assets	66,398,235	1,047,573
TOTAL NET ASSETS	\$ 81,505,229	\$ 661,934

STATEMENT OF REVENUES, EXPENSES & CHANGES IN FUND NET POSITION (Audited)

For Fiscal Year Ended September 30, 2016	*Enterprise Fund	*Component Unit
OPERATING REVENUES		
Tenant Rental Income	\$ 2,553,753	\$ 348,303
Federal Grants	17,244,584	-
Other	3,229,356	90
TOTAL OPERATING REVENUES	\$ 23,027,693	\$ 348,393
OPERATING EXPENSES		
Administration	\$ 4,885,282	\$ 161,025
Tenant Services	305,875	-
Utilities	454,285	12,439
Maintenance & Operations	1,144,675	44,927
General Expense	1,173,209	31,713
Housing Assistance Payments	14,683,674	-
Depreciation	1,105,677	62,363
TOTAL OPERATING EXPENSES	\$ 23,752,677	\$ 312,467
TOTAL OPERATING SURPLUS (DEFICIT)	\$ (724,984)	\$ 35,926
NON OPERATING REVENUES (EXPENSES)		
Interest & Investment Income	\$ 27,814	\$ 11
Gain on Sale of Capital Assets	24,385,979	-
Interest Expense	\$ (37,105)	\$ (13,138)
INCOME (LOSS) BEFORE CONTRIBUTIONS, TRANSFERS & SPECIAL ITEMS	\$ 23,651,704	\$ 22,799
Capital Contributions	\$ 241,404	-
Transfers In (Out)	-	-
Interest Expense	-	-
CHANGE IN NET POSITION	\$ 23,893,108	\$ 22,799
TOTAL NET POSITION - BEGINNING OF THE YEAR	\$ 57,612,121	\$ 639,135
TOTAL NET POSITION - END OF THE YEAR	\$ 81,505,229	\$ 661,934

* Enterprise Fund is HACSB and Component Unit is Triad