

A decorative border composed of numerous small, stylized icons representing various types of housing, including single-family homes, multi-story apartment buildings, and community centers. These icons are arranged in a grid-like pattern around the central text area.

# NEW FACE *of* HOUSING

**2018 ANNUAL REPORT**

**HOUSING AUTHORITY  
OF THE CITY OF  
SAN BUENAVENTURA**

Defining what Housing is in the  
City of Ventura by continuing  
to provide excellent supportive  
services to our residents and  
increasing the availability of  
quality affordable housing.



# THE NEW FACE OF Housing



The City of San Buenaventura is one of the most beautiful and historic coastal cities in the country, boasting some of the best amenities such as climate, pristine beaches and beautiful mountains, a host of outdoor activities, an excellent education system, farm-fresh produce and a diverse culture where everyone is welcome. But such a desirable place to live comes with a high cost of living-- 51.7 percent higher than the U.S. average—and housing is the biggest cost-of-living challenge.



That's where HACSB comes in. For 70 years, the Housing Authority of the City of San Buenaventura has been creating affordable housing to help our city's most vulnerable populations: low-income families, homeless seniors, veterans and people with disabilities. With each new decade of service, we continue to create and extend the pathways

that connect our residents with the community and the social services needed to build stability.

HACSB continues to lead the way in providing more than just shelter. We're connecting children to quality schools and working families to jobs. We're aiding seniors and the disabled with public support services that help build resilience to poverty. We're proof that housing stability helps our vulnerable populations build a stable foundation, improve health outcomes, boost educational proficiency and pave a pathway for upward mobility. We are the new face of housing.

## A LETTER FROM THE EXECUTIVE TEAM

We are pleased to share with you the Housing Authority of the City of San Buenaventura's (HACSB) 2018 annual report highlighting our accomplishments. These accomplishments were made possible because of a dedicated Board of Commissioners and staff committed to excellence, transparency and customer service.

We are facing a near-zero vacancy rate, while median home prices are approaching record levels and rents continue to increase beyond the means of many in Ventura.

Our driving force is not only the more than 3,000 individuals we serve, but also the nearly 10,000 households on our various wait lists and all the other low-income families and homeless individuals in need of affordable housing who are not on our affordable housing wait lists.

To that end, doing more with less has become our motto the past few years. Our Community rose from the ashes after the 2017 Thomas Fire, as our 2018 Annual Report shows, we continue to be resilient, advocating for, financing, and, in the end, developing high-quality homes for people in our community, as well as providing needed supportive services to those we serve. We are proud to report that our efforts have resulted in 177 new affordable homes, and this next year we are creating another 50 new homes for seniors with 15 homes set-aside for homeless seniors and 29 new

homes, in a newly renovated building, for those needing permanent supportive housing. We focus on providing affordable housing solutions for the most vulnerable.

These are just a few examples that demonstrate our commitment to providing safe, stable living environments, and supporting and creat-

**The mission of the Housing Authority of the City of San Buenaventura 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.**

ing pathways to self-sufficiency for low-income people. As we look to 2019, we are excited to be celebrating 70 years of providing affordable housing, breaking ground on new projects and changing lives for our residents and community.

Our sincere thanks to the people who work at the Housing Authority of the City of San Buenaventura for their dedication and commitment to the success of those we serve. We give a heartfelt thank you to the many others of you who are a part of this amazing HACSB community. It is through the strength of partnerships that we are able to help change lives.



**Denise M Wise**  
CHIEF EXECUTIVE  
OFFICER



**John Polansky**  
BOARD CHAIR



## HACSB PROVIDES **Housing Stability**



### **Breaking Ground 2018 RANCHO VERDE FARMWORKER HOUSING PROJECT -**

In March of 2018, the Housing Authority broke ground on its Rancho Verde Farmworker Housing Project. This project is instrumental to the Housing Authority's mission to provide and develop quality affordable housing to Ventura's low-income families. Upon completion, Rancho Verde will provide a home to 24 families whose household income is at or below 50 percent of the median income. The site consists of four one-bedroom units, eight two-bedroom units, 11 three-bedroom units, and one four-bedroom unit. In total, there will be 11 residential buildings, one stand-alone community building and several landscaped common area courtyards. The community building will have a computer learning center, office space, small kitchen, and community/recreational space.

The subject property is part of the UC Hansen Trust Property Specific Plan Area, encompassing 35.67 acres of undeveloped land between Telegraph Road and Saticoy Avenue in Ventura. In 1992, Thelma Hansen, the sole survivor of a long-time Ventura County farming

family, died leaving substantially all of her estate in trust to the Regents of the University of California with the direction that it be used for the sustainability and benefit of agriculture in Ventura County. The Regents of the University of California determined the Hansen Trust property should be sold, with proceeds used to endow the trust's programs. The University's planning goals specifically included providing land for farmworker housing, which was stipulated in a Development Agreement stating that two designated parcels would be donated to the Housing Authority of the City of San Buenaventura. Consistent with Thelma Hansen's mission, the Rancho Verde project will provide its housing units exclusively to farmworker families. The need for affordable housing is particularly acute for Ventura's farmworkers. According to a 2004 General Plan Study, farmworkers are severely underserved by the county's housing market, which further strains a labor force vital to the county's economy. This project is made possible by funding from USDA Rural Development, the

Federal Home Loan Bank's Affordable Housing Program, Ventura County Farmworker Housing Funds and Wells Fargo Bank.

***Commitment to LEED Excellence*** – as planned, the project aims to receive a LEED for Homes Platinum certification. LEED is the industry standard for sustainable building and design, and the Platinum certification is the highest level certified by LEED. To achieve this, Rancho Verde's Energy Star appliances will be powered by solar panels which will cover 80 percent of the project's energy consumption. For drought-prone Southern California, designing a project that minimizes water consumption is important. Rancho Verde utilizes an innovative greywater system, which helps reduce irrigation water by 50 percent. These energy features help both the environment and our resident's monthly expenses and demonstrates the Housing Authority's deep commitment to reducing our carbon footprint while providing quality housing to Ventura's families.





### **WESTVIEW VILLAGE I**

Construction continued on Westview Village I, the first phase of redevelopment of Ventura's oldest public housing. Located on Ventura's westside, Westview Village I consists of 131 affordable family apartments, replacing 72 public housing units. Working in partnership with Bridge Housing, this HUD Rental Assistance Demonstration (RAD) project is also designed for environmental sustainability and will attain LEED for Homes Platinum Certification and be part of a larger LEED for Neighborhood Development community. Included is an onsite energy generation through a photovoltaic system and a greywater system for irrigation. Westview Village I includes one-bedroom, two-bedroom, three-bedroom and four-bedroom apartments, a public park, two community buildings with meeting rooms and offices, and a new street. The ultimate redevelopment of Westview will include a total of 320 homes and apartments, replacing 180 public housing apartments. Westview Village I is financed with four percent tax credit equity from the Enterprise Foundation, construction and permanent financing from Citibank, an FHLB AHP loan through Montecito Bank & Trust and loans from HACSB.



### **SNAPDRAGON PLACE II**

Construction began in March 2018 on Snapdragon Place II in East Ventura, featuring 22 affordable apartments, including eleven apartments for homeless households. Working in partnership with Cabrillo Economic Development Corporation, Snapdragon Place II is designed for environmental sustainability and will achieve Green Point Rated certification. Snapdragon Place II includes one-bedroom, two-bedroom and three-bedroom apartments around a central courtyard. It is financed with 9 percent Low Income Housing Tax Credit equity, a construction loan from Wells Fargo Bank, a permanent loan from the California Community Reinvestment Corporation (CCRC), the California Department of Housing and Community Development Supportive Housing Multifamily Housing Program, City of Ventura HOME funds and an FHLB AHP loan through Wells Fargo Bank. The architect is Mainstreet Architect + Planners, the landscape architect is Brodersen Design, the civil engineer is Jensen Design & Survey and the general contractor is Staples Construction.



### **PREDEVELOPMENT**

Predevelopment work continued on Westview Village II which consists of 50 senior apartments; Westview Village III providing 105 family apartments and Westview Village IV featuring 34 for-sale homes. Predevelopment work also continued on Willett Ranch which will make 50 new construction apartments available to income-eligible senior households (ages 62+), including 15 units for formerly homeless seniors.

## HACSB PROGRAMS

# Strengthening Foundations to Help People Prosper

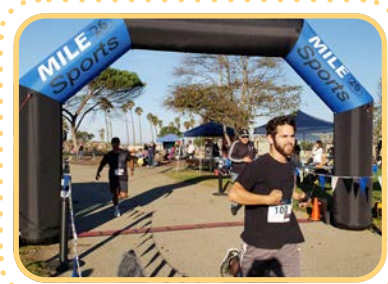
*HACSB's mission to build healthy communities that connect resources with needs and create partnerships to enhance the quality of life for its residents is reflected beyond the physical attributes of the project. The HACSB Community Services Department provides support to residents' personal growth and economic self-sufficiency through community partnerships that assist with literacy and education, health and wellness, job training and employment.*



### YOUTH ADVISORY GROUP (YAG)

Working within the City of Ventura on behalf of the Housing Authority of the City of San Buenaventura (HACSB), the Youth Advisory Group (YAG) is a group of dedicated resident youth from public housing who have come together as advocates to be change makers in their community.

YAG members worked with the Ventura Police Department's K9 unit to help raise the funds needed to train K9 Officer Miles to serve as the first bomb dog in the area. Their hard work raised a total of \$1,000 and K-9 Miles successfully completed his bomb dog training. He has since assisted the police department in many situations.



### HAUNTED HOUSING RUN/WALK 2018

Cocina Sin Fronteras, the Housing Authority of the City of San Buenaventura's (HACSB) associated resident services nonprofit, hosted its third annual Haunted Housing Run/Walk on October 27, 2018 to raise funds for HACSB's Scholarship Program. Ventura Police Department's K9 Unit, Officer Miles and Officer Yoshi, served as Grand Marshals and more than 120 people participated, along with a dozen sponsors, helping to raise over

\$16,000. One hundred percent of the race proceeds go to support the HACSB Scholarship Program, which is entering its fourth year of providing support to college-bound low-income students currently living in HACSB affordable communities. Each year, the program provides six scholarships to HACSB residents: three for students attending a four-year college/university, and three for students attending community college or technical/vocational school.

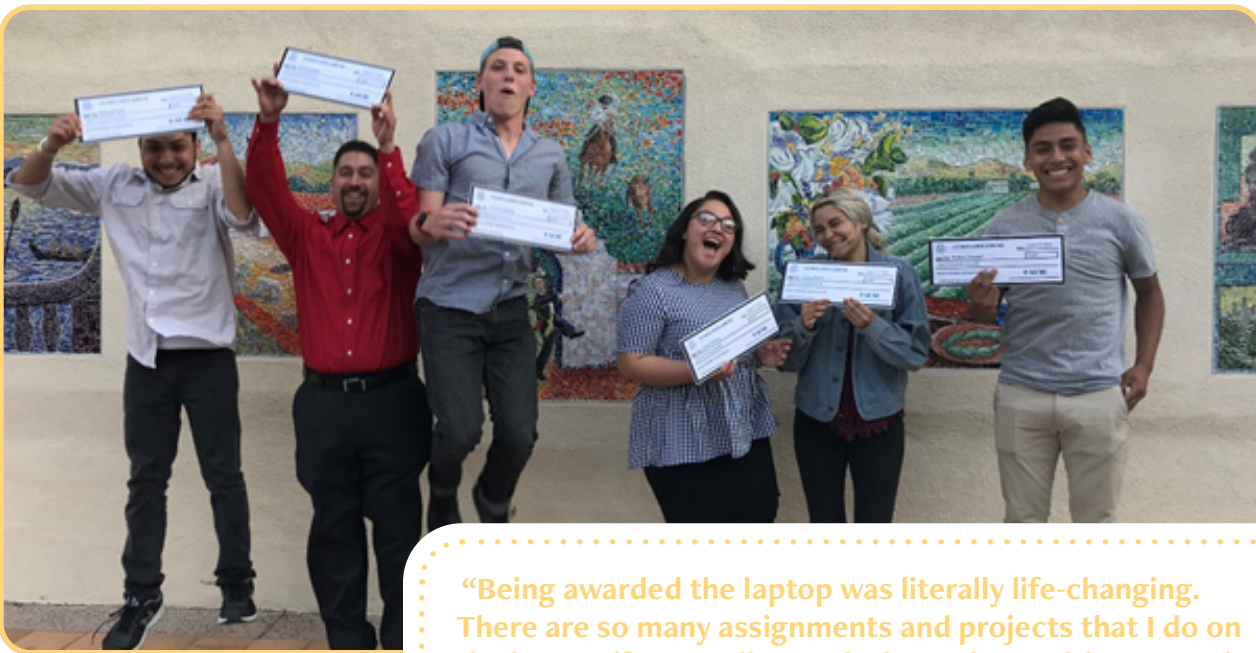




## HACSB SCHOLARSHIP PROGRAM

We believe that education provides opportunity, access and choices and is the key to breaking the cycle of poverty, “said HACSB CEO Denise Wise. “Most of our scholarship recipients are the first in their family to attend college. It is our vision to provide a resource that will allow our youth the chance to maximize their potential and life contribution.”

The 2018 Scholarship Awards Ceremony, held August 2, 2018 at the Museum of Ventura County, recognized six scholarship recipients. In addition to the scholarship awards, this year Board Commissioner, Diana Sparagna, generously donated a new laptop of their choice to each of the recipients, with a cost of up to \$2,000 each. The recipients were beyond excited and grateful.



2018 HACSB Scholarship Ceremony  
Left to right: Richard Peña (Ventura College—\$1,000), Daniel Limon (Ventura College—\$1,000), Andrew Kosche (jj—\$2,000), Daisy Sumaya (CSUCI—\$2,000), Fatima Flores (Santa Barbara City College—\$1,000), Andres Coronel (USC—\$2,000).

**“Being awarded the laptop was literally life-changing. There are so many assignments and projects that I do on the laptop (from coding to design to just writing essays) that would’ve been significantly more difficult to do without it. Also, as far as the monetary award, it allowed me to not have financial or even food insecurity. I have a lot of peers who struggle with food sometimes, but fortunately, I haven’t been one to struggle yet. It’s still definitely not easy, but the scholarship and laptop really helped.”**

**Andres Coronel**  
HACSB SCHOLARSHIP  
RECIPIENT





#### FALL CARNIVAL

The Fall Carnival, held on November 17, 2018 at Westview Village, had more than 60 people attending from various HACSB properties. The event is designed to encourage families to spend quality time together. Families had the opportunity to meet staff from the Community Services Department and learn about the many different services offered. Everyone enjoyed food, carnival games, face painting and raffle prizes. Families were also able to obtain free child ID cards provided through the generosity of New York Life Insurance.

#### WORKING TOGETHER FOR THE SUCCESS OF OUR COMMUNITIES.

The Housing Authority of the City of San Buenaventura (HACSB) Housing Choice Voucher Program (HCV) has an annual contribution contract with HUD to assist up to 1,286 families with an annual budget authority of \$15.2+ million that also subsidizes 127 VASH vouchers and 10 FUP vouchers. We also administer 10 Continuum of Care Vouchers.

In 2017, our agency applied in collaboration with two other public

## HACSB PROGRAMS

# Integrating Housing with Community Partners

*HACSB is proud to collaborate with many public and private sector partners to offer services that help our residents work to overcome barriers and achieve economic mobility.*

#### CARING FOR OUR COMMUNITIES TOGETHER:

Successful communities start with good communication. In 2018, the Maintenance Department collaborated with Property Management to develop a detailed manual for all residents managed under HACSB. The manual includes housekeeping tips, what to do in emergency situations and who to contact for various services.

This year we also automated the invoicing system used to charge residents, making it easier to process charges, including damage charges when applicable. Since its implementation, this streamlined system has successfully processed more than 500 work charges.

HACSB also took steps to improve safety for our maintenance technicians by contracting with a locksmith to handle late-night calls for lock outs, eliminating the need for our technicians to be out on the streets during late-night hours.

housing authorities, Area Housing Authority and Oxnard Housing Authority, for the Mainstream Vouchers. In November 2018, we were awarded an annual budget authority of \$464,471 to lease up to 45 non-elderly disabled families. We also partnered with the Ventura County Continuum of Care, who will submit referrals via the Coordinated Entry System, ensuring that applicants receive the necessary supportive service.

The HCV Department received a Section Eight Management Assessment Program (SEMAP) score of 97 percent, resulting in a HIGH PERFORMER for Fiscal Year 2018. SEMAP is the tool used to assist HUD in evaluating the HCV program based on standards that are objective. The HCV department has remained a HIGH PERFORMER for over 10 years.



### **FAMILY SELF-SUFFICIENCY PROGRAM (FSS) HELPS OPEN A PATHWAY OF UPWARD MOBILITY FOR FAMILIES.**

The Family Self-Sufficiency Program is a goal-oriented program that creates a platform for residents to obtain employment that will lead to economic independence and self-sufficiency. The FSS Coordinator works directly with families to connect them to various resources and services that can help them achieve their goals, such as: building assets, maintaining employment, no longer receiving benefits from one or more assistance programs, obtaining an academic degree, pursuing homeownership and more.

We are proud to provide the Annual Board Report Updates for the FSS program.

**I really love this program. Learning to set and meet goals is very important. I have proven to myself that I can meet goals I set for myself. Also, the money that goes into the Escrow account comes from the rent amount paid. It feels like I was putting money into savings every month and the result is super rewarding. I have never been in a better financial situation and I hope to continue to set goals and work to make my situation better. Thank you for everything you have done for me."**

Catherine Noble,  
FSS 2018 Graduate

**I'm very thankful for the opportunity that was given to me to live in housing, and for the support that I felt, and the motivation I got to succeed in my goals that I had set. For example, fixing my credit score, getting my green construction training diploma, growing my house-cleaning business, being in the process of getting my GED, and also saving money toward a house. The purpose of the FSS program is to help me to not depend on welfare. I'm just so grateful because that is what it has done!"**

Maria Calix,  
FSS 2018 Graduate



### **FSS 2018 GRADUATES**

**Rose Sutton**  
**\$4,236 JAN 2018**

**Jessica Huerta**  
**\$11,594 SEPT 2018**

**Catherine Noble**  
**\$20,307 SEPT 2018**

**Monica Maestas**  
**\$5,173 OCT 2018**

**Maria Calix**  
**\$34,246 NOV 2018**



# BOARD of COMMISSIONERS



**John Polansky**  
BOARD CHAIR



**Jim White**  
VICE CHAIR



**Wanda Sumner**  
RESIDENT COMMISSIONER



**Barbara Keller**  
RESIDENT COMMISSIONER



**Diana Sparagna**  
COMMISSIONER



**Selfa Saucedo**  
COMMISSIONER



**Karol Schulkin**  
COMMISSIONER

## EXECUTIVE STAFF



**Denise M Wise**  
CHIEF EXECUTIVE  
OFFICER



**Rhen Bass**  
CHIEF FINANCIAL  
OFFICER



**Leticia Juarez**  
DEPUTY DIRECTOR OF  
PROPERTY OPERATIONS



**Nick Birck**  
COMMUNITY AFFAIRS  
MANAGER

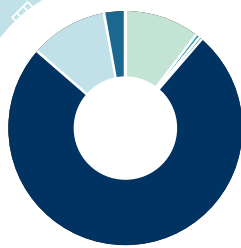


**Chris Beck**  
GENERAL COUNCIL



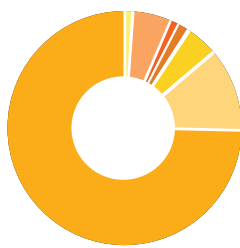
**Cheryl Tabbi**  
HUMAN RESOURCES  
MANAGER





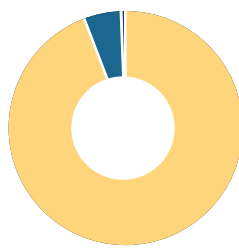
### Assets

- Cash
- Receivables, Net
- Non-Current Assets
- Notes Receivable, Net of Current Position
- Land, Building & Equipment
- Construction in Progress



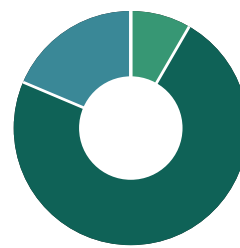
### Liabilities

- Accounts Payable
- Other Current Liabilities
- Tenants Security Deposits
- Interprogram Payable
- Notes Payable, Current
- Loan Payable Non-Current
- Notes Payable, Net of Current
- Other Non-Current Liabilities



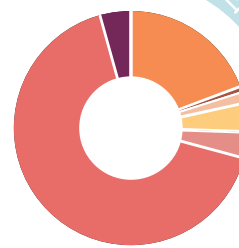
### Net Assets

- Invested In Capital Assets
- Restricted Net Assets
- Unrestricted Net Assets



### Operating Revenue

- Invested In Capital Assets
- Restricted Net Assets
- Unrestricted Net Assets



### Operating Expenses

- Administration
- Tenant Services
- Utilities
- Maintenance & Operations
- General Expense
- Housing Assistance Payments
- Depreciation

## STATEMENT OF NET ASSETS

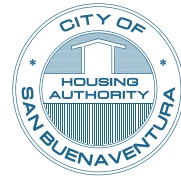
AUDITED Fiscal Year September 30, 2017

ASSETS	ENTERPRISE FUND	COMPONENT UNIT
Cash	\$10,180,533	\$1,337,828
Receivables, Net	511,194	-
Other Current Assets	46,500	2,507
Non-Current Assets	368,173	-
Notes Receivable, Net Position	73,741,655	-
Land, Building & Equipment	10,536,976	1,009,474
Construction in Progress	2,838,433	673,701
<b>TOTAL ASSETS</b>	<b>\$98,223,464</b>	<b>\$3,023,510</b>
DEFERRED OUTFLOWS OF RESOURCES	\$1,764,262	\$-
<b>LIABILITIES</b>		
Accounts Payable	\$123,150	\$5,588
Other Current Liabilities	592,033	4,383
Tenants Security Deposits	124,497	16,527
Interprogram Payable	163,765	-
Deferred Revenue	3,373	48
Notes Payable, Current	14,760	51,577
Loan Payable Non-Current	491,174	-
Notes Payable, Net of Current	1,269,629	2,039,711
Other Non-Current Liabilities	8,187,615	5,707
<b>TOTAL LIABILITIES</b>	<b>\$10,969,996</b>	<b>\$2,123,541</b>
DEFERRED INFLOWS OF RESOURCES	\$730,142	\$-
<b>NET POSITION</b>		
Invested In Capital Assets	\$12,091,020	\$(408,113)
Restricted Net Assets	667,669	-
Unrestricted Net Assets	75,899	1,308,082
<b>TOTAL NET ASSETS</b>	<b>\$88,287,588</b>	<b>\$899,969</b>

## STATEMENT OF REVENUES, EXPENSES & CHANGES

AUDITED

OPERATING REVENUES	ENTERPRISE FUND	COMPONENT UNIT
Tenant Rental Income	\$2,102,714	\$380,957
Federal Grants	18,380,490	-
Other	4,687,762	70,848
<b>TOTAL OPERATING REVENUES</b>	<b>\$25,170,966</b>	<b>\$451,805</b>
<b>OPERATING EXPENSES</b>		
Administration	\$4,519,498	\$125,380
Tenant Services	177,450	38
Utilities	362,070	13,958
Maintenance & Operations	972,922	38,408
General Expense	882,374	30,240
Housing Assistance Payments	15,701,201	-
Depreciation	996,399	62,363
<b>TOTAL OPERATING EXPENSES</b>	<b>\$23,611,914</b>	<b>\$270,387</b>
<b>TOTAL OPERATING SURPLUS</b>	<b>\$1,559,052</b>	<b>\$181,418</b>
<b>NON-OPERATING REVENUES</b>		
Interest & Investment Income	\$256,245	\$12
Gain on Sale of Capital Assets	409,115	-
Interest Expense	(59,198)	(12,578)
INCOME (LOSS) BEFORE CONTRIBUTIONS, TRANSFERS & SPECIAL ITEMS	\$2,165,214	\$168,852
Capital Contributions	\$555,049	\$-
<b>CHANGE IN NET POSITION</b>	<b>\$2,720,263</b>	<b>\$168,852</b>
<b>TOTAL NET POSITION - BEGINNING OF THE YEAR</b>	<b>\$85,486,759</b>	<b>\$731,117</b>
Prior Period Adjustments	\$80,566	\$-
<b>TOTAL NET POSITION - BEGINNING OF THE YEAR, RESTATED</b>	<b>\$85,567,325</b>	<b>\$731,117</b>
<b>TOTAL NET POSITION - END OF THE YEAR</b>	<b>\$88,287,588</b>	<b>\$899,969</b>



995 Riverside St  
VENTURA CA 93001  
(805) 648-5008

11122 Snapdragon Street, Suite 100  
VENTURA, CA 93004  
(805) 647-5990

**HACITYVENTURA.ORG**  
**@HACITYVENTURA**

